

Estate Agents



Auctioneers



Balatoni, Crabton Close Road, Boscombe, BH5 1HL

Guide Price £99,950 - Leasehold

Ground Floor Studio Flat | Separate Kitchen | Three Piece Bathroom Suite | Newly Extended Lease
Character Block | No Onward Chain | Leasehold | Within Easy Reach Of Award Winning Beaches
Excellent Transport Links | Walking Distance To Local Shops, Coffee Shops & Restaurants
Perfect First Time Purchase / Investment | Viewing Highly Recommended

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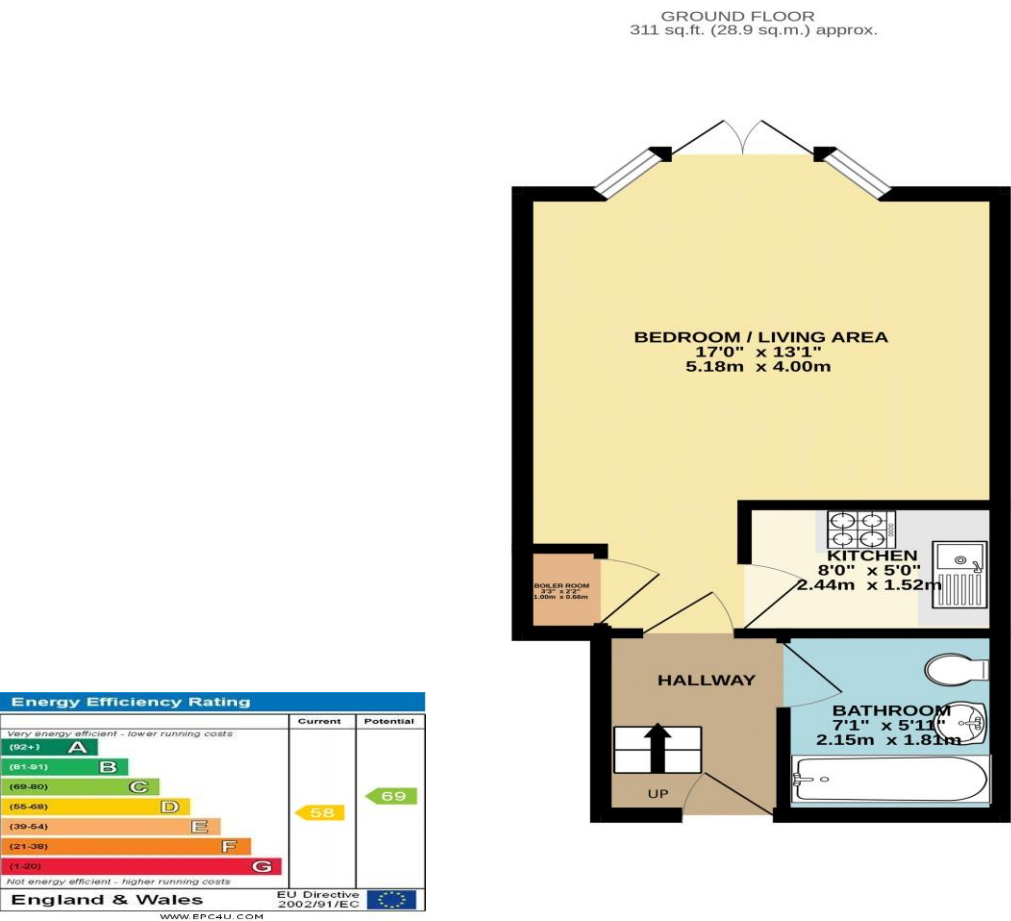
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Introducing a unique opportunity to own a ground-floor studio apartment in Crabton Close Road, Boscombe, presented to the market with no onward chain. This property is perfectly positioned for convenient access to a wide array of shops, bars, restaurants, cafes, and coffee shops along the vibrant Boscombe high street. Plus, the stunning award-winning sandy beaches are just a short stroll away. This studio is part of a conversion that showcases character features such as high ceilings, contributing to a spacious and airy atmosphere.

Upon entering through a secure communal entrance, you'll find a separate kitchen that offers an integrated hob, oven, overhead extractor hood, and room for both a washing machine and a tall fridge freezer. The bathroom features a three-piece suite complete with a bathtub, toilet, and basin. Additionally, the apartment includes access to a communal car park with an allocated parking space directly reachable from the flat. Further advantages include double glazing and freshly painted walls throughout the property.

We highly recommend scheduling a viewing to fully appreciate what this apartment has to offer.

Tenure: Leasehold - 152 years remaining
Service Charge: £1,537.50 per annum
Ground Rent: Peppercorn
Pets/Holiday Lets: allowed with permission from the management company
Council Tax Banding: A
EPC Rating: 58 | D



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.