



Estate Agents



Auctioneers

Drummond Road, Boscombe, Bournemouth, BH1 4DP

Guide Price £179,950 – Share of Freehold

**One Bedroom Ground Floor Garden Flat | Private Entrance | Kitchen Breakfast Room
16ft Reception Room with High Ceilings & Bay Window | Double Bedroom Bathroom | Lovely Private Garden
Allocated Parking Space | Share Of Freehold | No Chain**

This is a fantastic opportunity to purchase a one-bedroom ground-floor garden flat located within a block of just four flats. The property is conveniently situated near local bus routes into Bournemouth, as well as shops in Boscombe, and is approximately 0.7 miles from the beautiful clifftop and beaches. The flat is superbly presented throughout, featuring spacious rooms with benefits that include UPVC double glazing, gas central heating, a modern 15 ft kitchen/breakfast room, a 16 ft reception room with high ceilings and a beautiful bay window, a 12 ft double bedroom, and a 15 ft modern bathroom. Additionally, it has a private entrance, a lovely private walled garden, and an allocated parking space. The flat also comes with a share of the freehold. Viewing is highly recommended.

Entering from the road, you go through the gated garden, with the private door leading into the property itself. You are welcomed by the impressive 15 ft kitchen/breakfast room, which features a modern range of brand-new wall and base units, contrasting work surfaces, a new built-in oven and hob with a concealed extractor fan, and space for a washing machine and dishwasher, as well as a table and chairs. The reception room is bright and spacious, boasting a large bay window at the front. The generous double bedroom overlooks the private garden. The modern bathroom is expansive, featuring a bath with a shower attachment, a WC, a basin, extra storage space, and windows at either end.

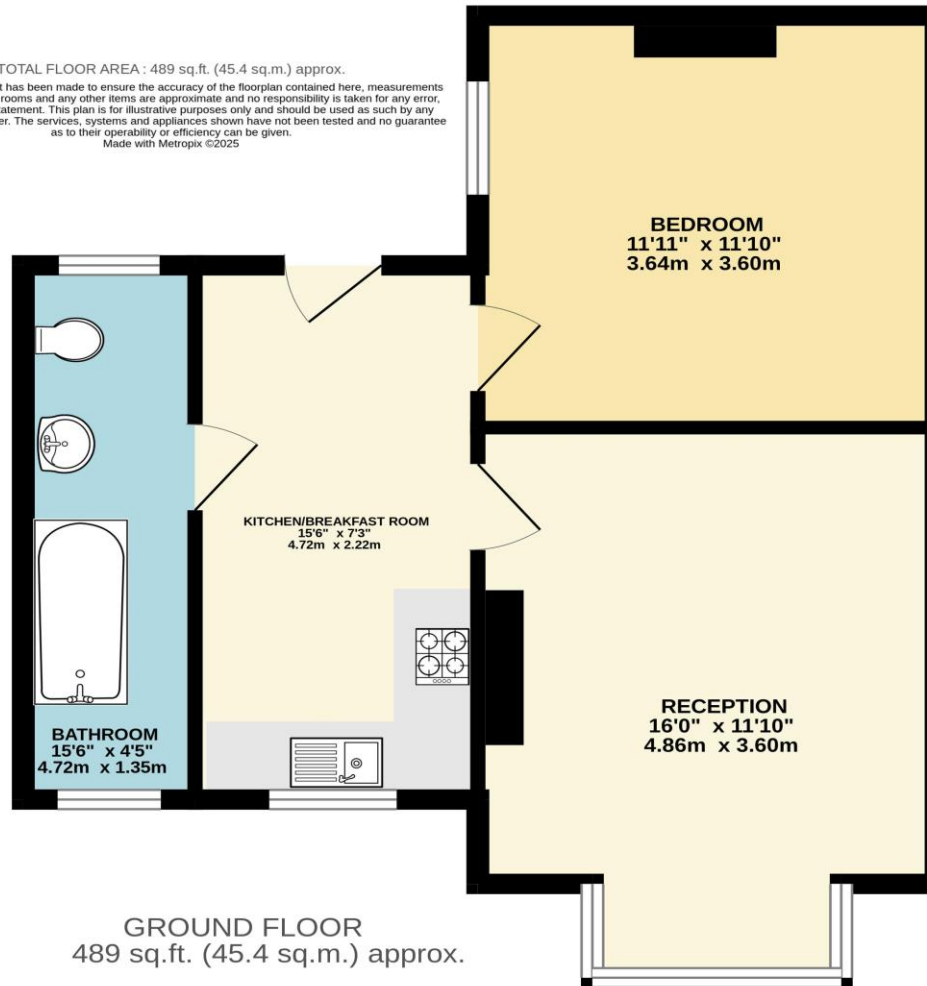
Outside, the delightful private walled garden provides a perfect space to relax and soak up the sun. There is also allocated parking for one car.

Tenure: Share of freehold - 999 years remaining on lease
Service Charge £575.75 per 6 months (no ground rent)
EPC Rating: 66 | D
Council Tax Banding: A





TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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