

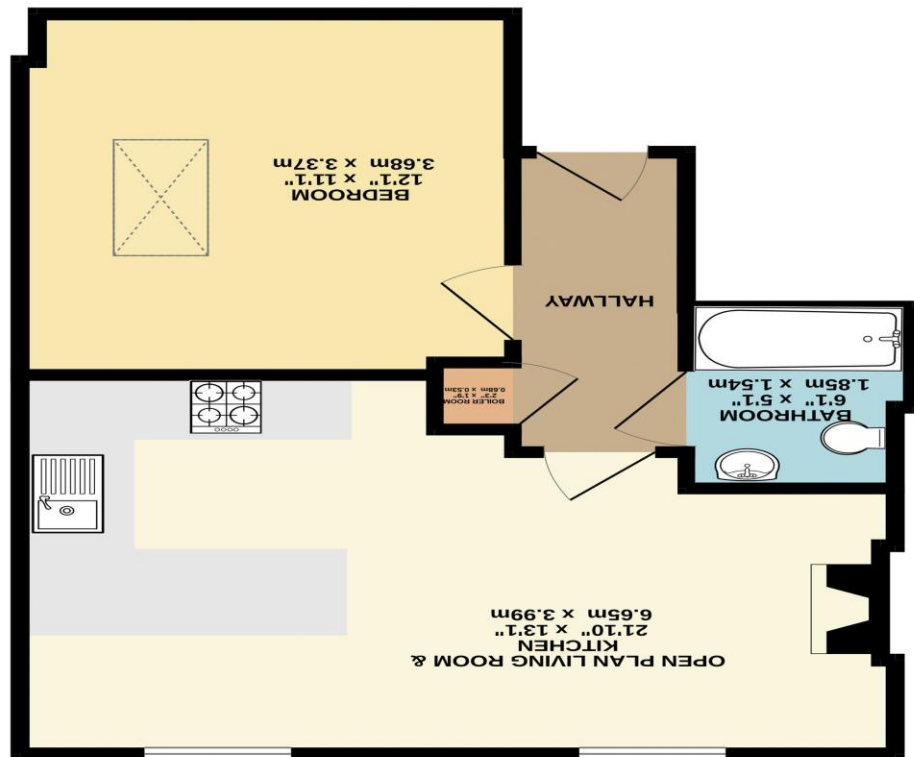


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. The plan for illustrative purposes only and should not 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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SECOND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



Park View, The Crescent, Boscombe, Bournemouth, BH1 4EX

Guide Price £170,000 – Leasehold

**One Bedroom Second Floor Flat | Modern Three Piece Bathroom Suite | Bright & Airy Throughout
Open Plan Kitchen With Vaulted Ceilings & Skylights | Gated Parking To Rear | No Onward Chain
Ideal First Time Purchase or Investment | Well Presented Throughout | Viewing Advised**

This modern and well-presented one-bedroom flat is located on the second floor and is being sold with no onward chain in the Crescent area of Boscombe. It is ideally situated close to a variety of local amenities, including bars, cafes, restaurants, and shops, and is just moments away from award-winning blue flag beaches. This property would make an excellent first-time purchase or a great investment opportunity. Viewing is essential to fully appreciate what this property has to offer.

Access to the flat is through a secure fob entry system, leading to a well-decorated communal area with stairs that lead to the front door. Upon entering the flat, you will find a hallway with doors that lead to all rooms. The bedroom is a generously sized double, featuring a bare brick accent wall and a skylight that allows plenty of natural light. The bathroom is partially tiled and includes a bathtub with a glass shower screen and overhead shower attachment, a toilet, and a basic vanity unit with a heated towel rail.

The impressive open-plan kitchen and living room boasts a feature fireplace, a breakfast bar, integrated white goods such as a washer-dryer and fridge-freezer, as well as ample countertop and cupboard space for storage. Outside, there is a gated car park where the property has permission to use one designated bay, and a communal garage with electric doors that is perfect for storing bikes and paddleboards.

This property would make an excellent first-time purchase or a great investment opportunity.

Tenure: Leasehold - 120 years remaining
Service Charge: £1,900.79 per annum
Ground Rent: £150.00 per annum
Council Tax Banding: A
EPC Rating: 75 | C

