



27 St. Johns Road, Boscombe, Bournemouth, Dorset, BH5 1EQ
Guide price £225,000

BH5, £225,000 Guide Price. Take a look at this well presented ground floor purpose built apartment located close to Boscombe Beach. The property is "Share of Freehold" and is offered with two double bedrooms both with built in mirror fronted wardrobes. There is a modern bathroom with white suite and tiled walls and flooring. Entrance hall with wooden flooring, two built in cupboards one for storage and other with plumbing for washing machine with storage above. A real feature of this apartment is the open plan lounge kitchen reception room with breakfast bar, tiled and wooden flooring. A range of integrated appliances being fridge freezer, oven, microwave, dishwasher and extractor fan. This apartment also comes with an allocated parking space and has upvc double glazed windows and modern electric heating. **THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.** Council Tax band C. Great location to get to the award winning beaches and bars and restaurants of Southbourne and Boscombe with easy access to Bournemouth.



FRONT DOOR AND ENTRANCE HALL

17'5" x 3'6" (5.33 x 1.08)

Solid Wooden front door leading into this entrance hall with white ceiling, emulsion painted walls and fitted wood laminate effect flooring. Ceiling lighting. Doors to all rooms. Light switch. Two built in cupboards one to the left side has plumbing for washing machine with shelves above and electric consumer unit and electric meter. Other cupboard has rail and shelf inside great for storage. The hall opens into the open plan kitchen lounge. wall mounted entry phone. Wall mounted heater.

OPEN PLAN LOUNGE KITCHEN RECEPTION ROOM

20'9" x 11'1" x 11'0" (6.33 x 3.39 x 3.36)

Opening into this spacious open plan room with white ceiling, emulsion painted walls with part of the walls to the kitchen area being tiled. Tiled grey and white flooring to the kitchen and wood laminate wood flooring to the lounge area. Ceiling lighting to part and pendant lighting over the breakfast bar area of the kitchen.

The lounge has upvc double glazed window overlooking to side aspect. Wall mounted heater. Light switch, plug sockets and TV socket.

The kitchen has a range of fitted wall, base and drawer units with marble pattern laminate worktops and splash back panels. There is a stainless steel sink with mixer tap and drainer. Integrated fridge freezer, integrated dishwasher. Electric glass top hob, electric oven with pull down door and controls and integrated microwave oven. There is a breakfast bar area with pendant lighting with metal shades above and two bar track lights with spots to the main area of the kitchen ceiling.

BEDROOM ONE (PRINCIPLE)

9'10" x 12'0" (3.02 x 3.67)

Door leading into this principle double bedroom with side facing aspect. White ceiling, emulsion painted walls and fitted laminate wooden flooring. Ceiling lighting. Wall mounted electric heater. Light switch and plug sockets. Built in wardrobe with wooden effect frame panels, two mirror fronted sliding doors and shelving and rails inside. Upvc double glazed window facing to the drive side of the property.

BEDROOM TWO (DOUBLE)

13'1" x 8'2" to wardrobes recess (3.99 x 2.51 to wardrobes recess)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and wood laminate flooring. Ceiling lighting. Electric wall mounted Heater. Light switch and plug sockets. Built in wardrobe with wooden effect trims and mirror fronted sliding doors with shelving and rails inside. Upvc double glazed window with openings.

BATHROOM

7'7" x 6'3" (2.33 x 1.92)

Door leading into this modern family bathroom. White ceiling, Fully tiled walls with sand colour marble pattern tiles and black feature wall tiled. Tiled ceramic flooring. White suite consisting of bath with chrome effect taps and shower over bath, Clear glass shower screen and tiled bath panel. White wc with seat and lid and cistern with flush. White sink with chrome effect fittings inlay to vanity unit with base cupboards and drawers for storage. Ceiling lighting. Wall mounted inset mirror. Radiator.

PARKING & GARDENS

One allocated parking space conveyed with the property along with eight visitor spaces in the car park. There is also communal gardens for residents use along with a residents bike store.

TENURE

The property is "SHARE OF FREEHOLD" with an underlying lease of 974 Years remaining.

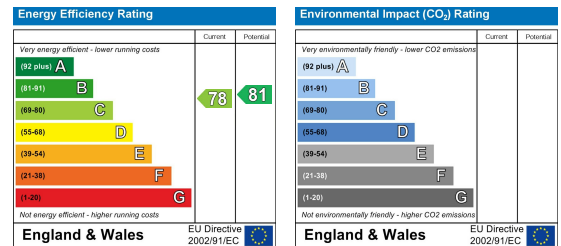
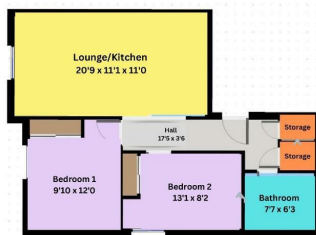
Ground Rent: No Ground Rent

Management charges: Paid twice a year at 6 month interval being £668.34, which includes monies into the block sinking fund.

Pets are permitted subject to permission with the freeholder and management company

Overall size of this apartment is approx 55 Square meters





Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD