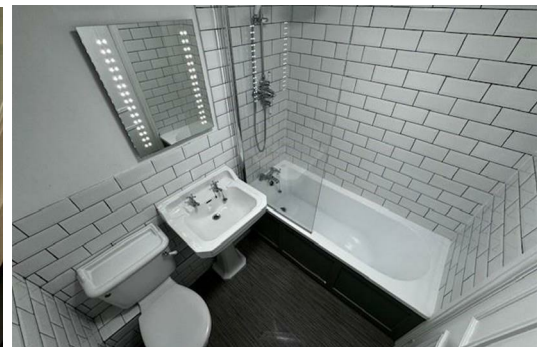




## 2 Boscombe Spa Road, Bournemouth, Dorset

### Offers in excess of £125,000

BOSCOMBE SPA ROAD, BH5, BOURNEMOUTH. MODERN AND SPACIOUS STUDIO APARTMENT £125,000 (OFFERS IN EXCESS OF) WITH LONG LEASE AND NO FORWARD CHAIN. GAS CENTRAL HEATING VIA COMBI BOILER AND DOUBLE GLAZING. NEUTRAL DECOR. MODERN WHITE FITTED KITCHEN WITH INTEGRATED APPLIANCES. MODERN WHITE BATHROOM. COMMUNAL PARKING. COUNCIL TAX BAND A. CLOSE TO BEACH. IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. VACANT POSSESSION AND NO FORWARD CHAIN.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT DOOR & ENTRANCE HALL

13'3" x 3'3" l shaped into 8'0" x 5'9" (4.05 x 1.01 l shaped into 2.46 x 1.77)

Solid wooden front door leading into the entrance hall with white ceiling, white walls with one feature blue wall and grey fitted carpets. Two steps down into main hall area with grey and white painted panelled doors and grey woodwork. Two modern ceiling light fittings. Built in cupboard housing electric consumer unit and meter. Doors to all rooms. Built in cupboard with rails inside. Modern white tall ladder style radiator. Two light switches.

## STUDIO ROOM

16'2" x 11'6" x 13'9" into widest part (4.93m x 3.51m x 4.19m into widest part)

Grey and white painted wooden door leading into this spacious irregularly shaped open plan studio room with white ceiling, white walls and grey fitted carpet. Recess ceiling lighting on a dimmer control. Upvc double glazed window overlooking side aspect. Two traditional style white radiators. Wall mounted Worcester combi boiler. The bedroom is divided from the lounge area with modern white slatted panels. Plug sockets, TV socket, telephone point and sky cords.

## KITCHEN

6'7" x 8'6" (2.03 x 2.60)

Grey and white painted wooden door leading into this modern style kitchen with white ceiling, white walls with grey tiles around worktops and a stripe patterned floor. A range of white gloss fronted units with solid wooden worktops. There is an integrated washing machine, fridge freezer, stainless steel electric oven and glass top hob, extractor fan. Ceramic one and a half bowl sink with mixer tap. Light switch, plug sockets and fuse switches. Glass window looking into the main studio room. Modern ceiling light fitting and under cupboard lighting.

## BATHROOM

5'5" x 6'8" (1.67 x 2.04)

Grey and white painted wooden door leading into this modern style bathroom with white ceiling, white painted walls to part with white brick retro style tiles to the remainder of the walls. Grey stripe patterned flooring. Ceiling light fitting. Metal wall mounted ladder style radiator. White suite consisting of wc with seat and lid and cistern, and sink with chrome effect fittings. There is a white bath with grey side panel, glass shower screen, antique style power shower with shower rose and additional hand shower.

## TENURE

Ground Rent £250.00 per annum

Management charges (House & Sons) approx £1,200.00 Per Annum

Lease details approximately 111 years remaining

Council Tax band A



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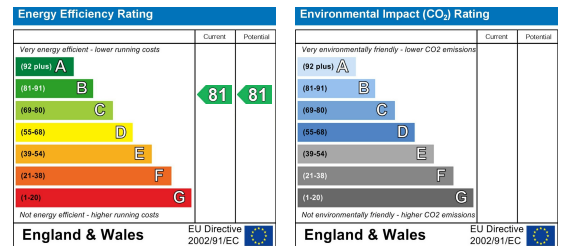
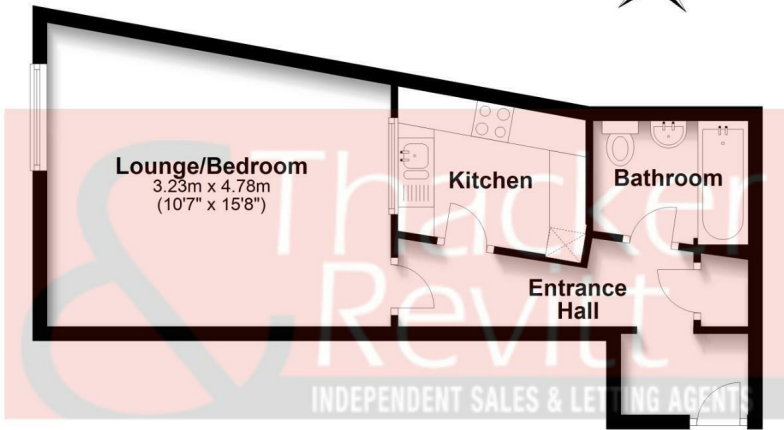


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**First Floor**  
Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 35.2 sq. metres (378.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## 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.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

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