



£220,000

Flat 4, Wessex Tales 20 Ashley Road, BH1 4LH



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Main Description

**** HOLIDAY LETS PERMITTED **** Extremely well presented two double bedroom maisonette with its own private entrance situated in a popular location just a stones throw away from Boscombe's shopping centre and less than 1 mile to Boscombe Pier and Sea Front. Wessex Tales is a recently converted block of only five apartments of uncompromising quality. Everything from the brick facade has been replaced including the electrics, plumbing pipework etc,

A private front door opens on to the entrance lobby where there is space for coats and shoes and a stairway to the first floor. There is a spacious open plan lounge/kitchen/diner with the living area benefitting from a feature fireplace and windows to the front aspect. The modern fitted kitchen has a range of base and eye level units with work surfaces over and a tiled splash-back. Integrated appliances include a gas hob with electric oven below, stainless steel extractor hood, 1.5 bowl stainless steel sink with waste disposal, dishwasher, washing machine, fridge and freezer.

The good sized principle bedroom is dual aspect with ample space for bedroom furniture and also has the luxury of a smart en-suite shower room. The second bedroom is also a good sized double room again having its own stunning en-suite bathroom which comprises "slipper" style bath, shower cubicle, WC and wash hand basin.

Must be viewed to appreciate the accommodation on offer.

Tenure

Leasehold: 125 year lease from 2022

Service Charge: £1210.20 per annum

Ground Rent: £250 per annum

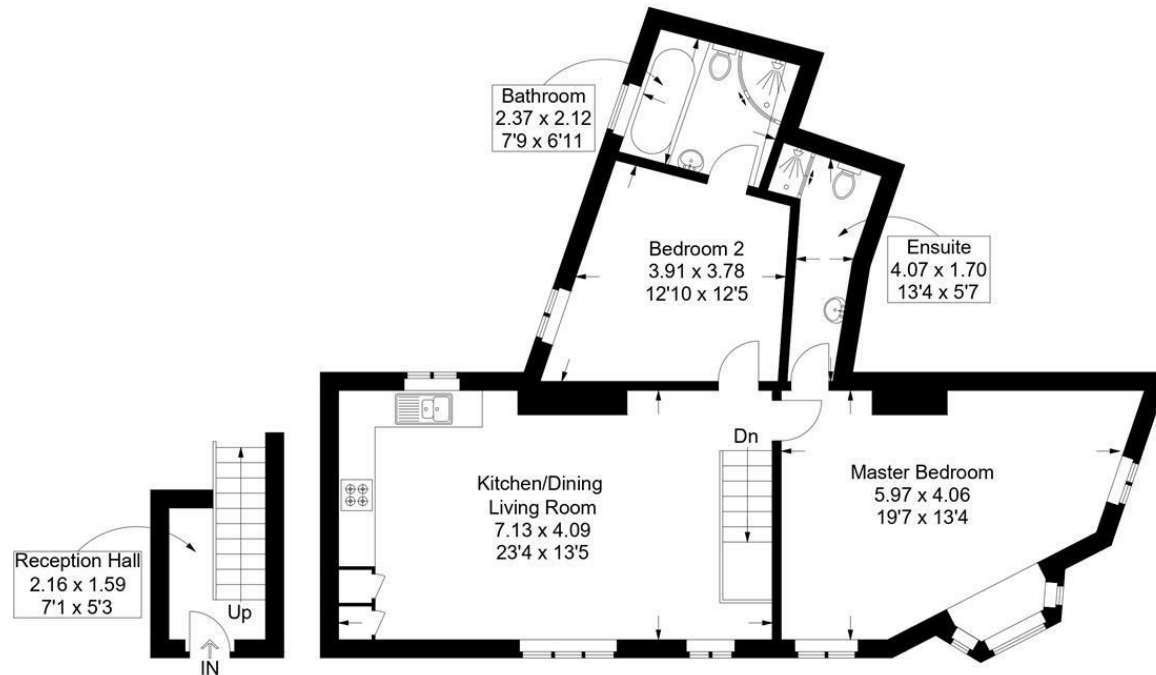
Area

FEATURES & SPECIFICATIONS

- Holiday Lets Permitted
- Convenient Location
- Recently Converted
- Own Private Entrance
- Very Well Presented
- Two double Bedrooms
- Two Bathrooms
- Contemporary Finishes
- Gas Fired Central Heating
- No Forward Chain

Wessex Tales, Ashley Road, Boscombe

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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