



£239,950

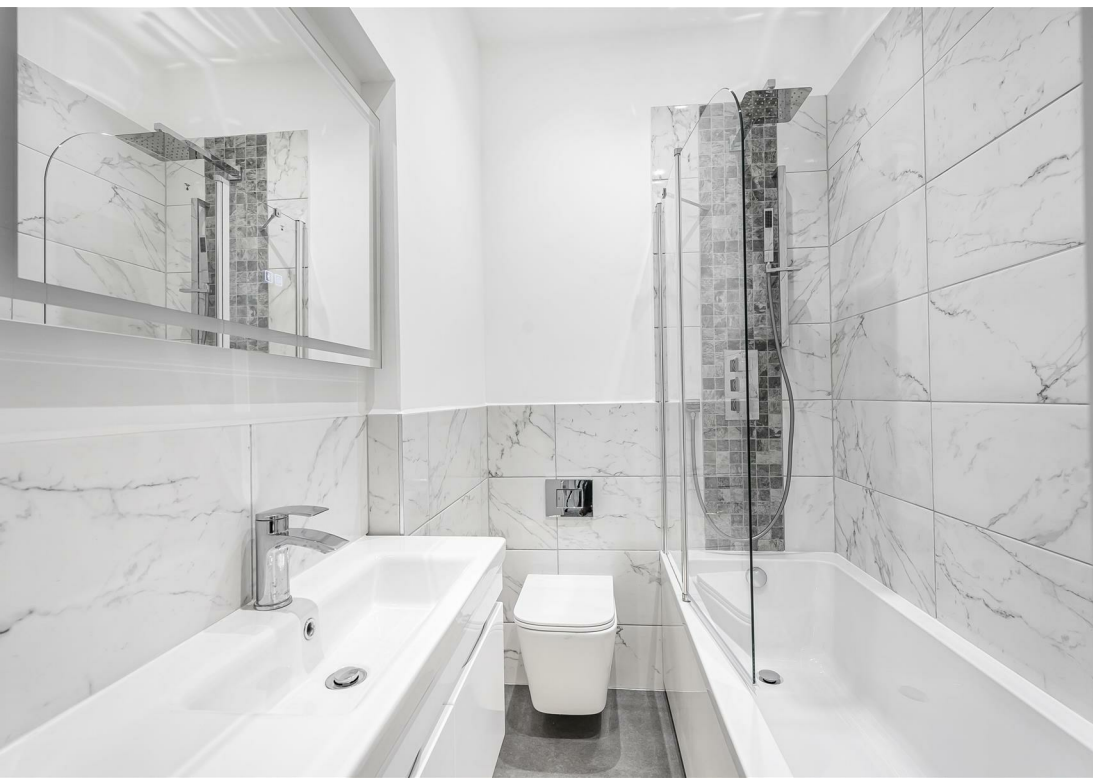
Ground Floor Flat, 56 Palmerston Road, Bournemouth, BH1 4HT



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### Property Description

This ground and lower ground floor apartment has been fully refurbished throughout to an exceptional standard by the current owner. The property offers stylish accommodation spread across two levels. On the ground floor, you'll find a newly fitted kitchen and living area with integrated appliances, a spacious bedroom, and a beautifully designed modern bathroom. The lower ground floor features an impressively large bedroom, which could also serve as a combined bedroom and living space.

This apartment is perfect for a first-time buyer or as an investment property. It's ideal location provides easy access to a variety of local shops, amenities, restaurants, cafes, and more. Additionally, regular bus services offer convenient connections to Boscombe, Bournemouth, and Poole.

Other benefits include double glazing, gas central heating, and no onward chain. An internal viewing is highly recommended to fully appreciate the apartment's quality and its many features.



### FEATURES & SPECIFICATIONS

- LARGE 20" X 15" MASTER SUITE ON LOWER GROUND FLOOR
- COMPLETELY REFURBISHED THROUGHOUT
- TWO BEDROOMS
- NEWLY FITTED KITCHEN AND BATHROOM
- SERVICE CHARGE - £1597 PER ANNIUM
- SOLD WITH A NEW 250 YEAR LEASE
- AIR BNB COMPLIANT LEASE
- PREWIRED FOR PROJECTOR SCREEN & SURROUND SOUND IN THE MASTER SUITE
- IDEALLY FIRST HOME OR INVESTMENT PROPERTY
- GROUND AND LOWER FLOOR FLAT

## Approximate Gross Internal Area 701 sq ft - 65 sq m


Lower Ground Floor Area 234 sq ft – 22 sq m


Ground Floor Area 467 sq ft – 43 sq m



**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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066    [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



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