



Undercliff Road, Boscombe Spa, Bournemouth BH5 1BL

£375,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





UNIQUE SEAFRONT APARTMENT: 2 DOUBLE BEDROOMS, 2 BATHROOMS, 2 BALCONIES, DEDICATED PARKING SPACE. FIRST TIME FOR SALE FOR 20 YEARS. NO CHAIN. PET FRIENDLY. LOVELY LIFESTYLE LOCATION WITH GREAT VIEWS.

These seafront houses were built in the 1920's and are of historical importance. To match the property façade, the apartment has elegant windows and high ceilings. The owners are including the exquisite lighting that is in keeping with the property.

From the kitchen, the living room and front balcony you have wonderful views of the sea. Uniquely in the road this apartment has a 2nd balcony accessed through French doors from the main bedroom. This looks out to the chine and gets afternoon sun. It is very private. The uniqueness is because it is the last property in the row and the balcony is on the side elevation.

The kitchen is fully fitted with cream gloss units, marble work surfaces and an enamel sink and drainer. All appliances are included. The Worcester combi boiler was new in 2022. The 2 double bedrooms have fitted roman blinds which are included as are the venetian blinds in the living room. The main bedroom has a dressing room/ walk-in wardrobe. There are 2 bathrooms in the property again in keeping with the style of the property, the main bathroom with a shaped bath with waterfall shower, and the en suite with a shower cubicle.

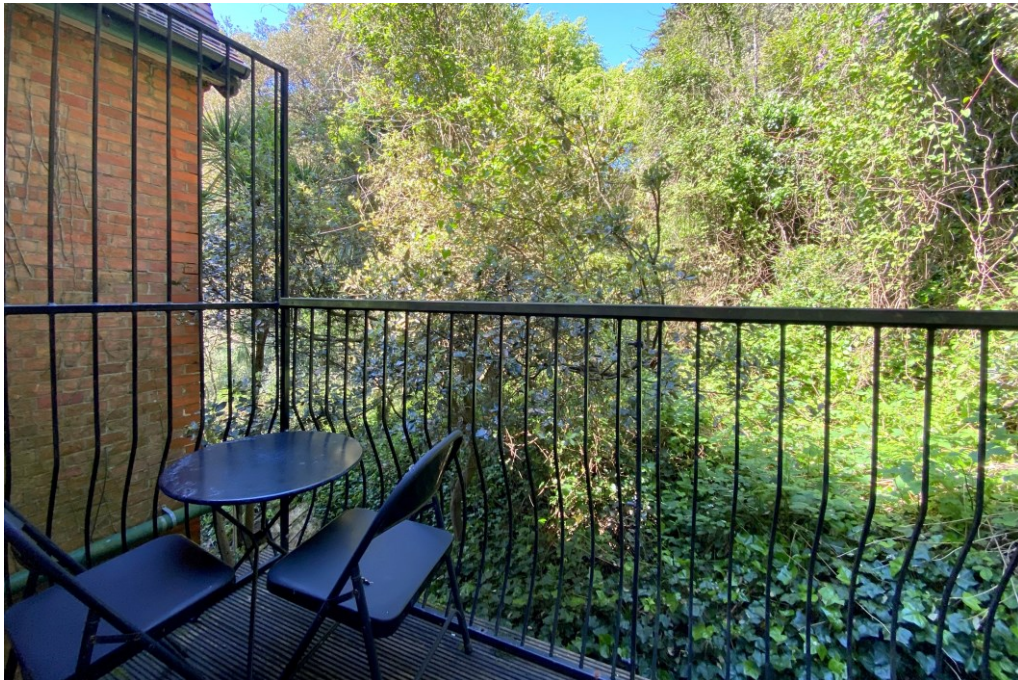
One of the key features is that the apartment has its own dedicated car parking space. Most of the apartments have to buy a parking permit and the spaces are at a premium. There are 4 apartments in the property and the other 3 are owned by the same family and the property is self-managed so that management company fees are avoided. It is a share of freehold property which is on the market for the first time in 20 years. The owners lived here themselves until Covid, since when it has been let. The apartment can be let and holiday let and is pet friendly. There is no chain with this apartment.

A lovely lifestyle home.

KEY FEATURES

- Stunning sea views and just a few steps from the beach and the pier
- 2 balconies, one of which is exclusive to this flat in the road, being a rear balcony with side elevation off of the main bedroom.
 - Share of freehold
 - The block is self-managed-no managing agents fees
- Dedicated parking space-worth its weight in gold in the street.
 - No chain
 - Same ownership for the last 20 years
 - New Worcester boiler in 2022
 - Pet friendly
- If you're an investor, you are permitted to let and holiday let







ADDITIONAL INFORMATION

Room Dimensions: Please see floorplan for room dimensions.

Tenure: Share of Freehold (no ground rent or service charge payable)

Share of Buildings Insurance: £402 current year

Council Tax: Band B - BCP Council (2024/25 - £1,670.48 payable)

EPC: C(73)

TV & Broadband: Owners used BT



Parking: Dedicated parking space. This means no requirement to pay for a parking permit, which most of the rest of the road have to pay.

Heating: Worcester boiler new in 2022.

Investor Information: You can let the property on an AST (projected £1,400pcm) and do furnished holiday lettings.

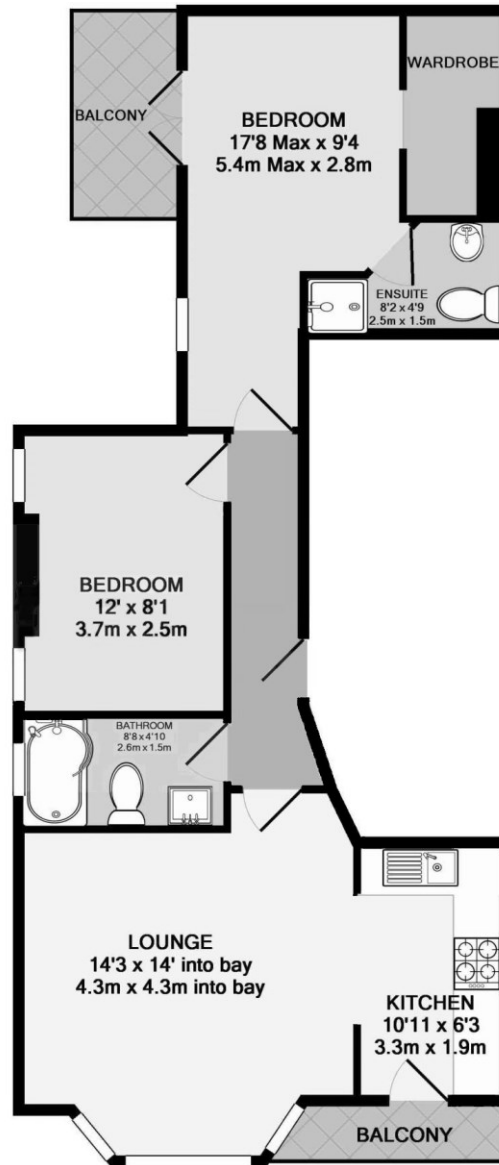
Pet friendly

No chain

Viewings: With 24 hours notice



FLOORPLAN



TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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

AREA DESCRIPTION

This is a stunning lifestyle location with breathtaking views from the apartment. You are metres from the beach, the pier and the promenade. You can walk the 7 miles of award winning beaches and enjoy the many beachfront eateries, getting as far as the famous Sandbanks and Poole Harbour. And walking along the promenade is by far the easiest way to get to Bournemouth town centre.

Living here you can enjoy the sea lifestyle and try your hand at windsurfing, kitesurfing and paddleboarding. Sorted Surf School is on your doorstep. Locally all sports are well catered for. There is a ball court at Boscombe Chine Gardens. Meyrick Park and Queens Park public golf courses are equidistant. The Majestic gym is in Boscombe town centre. As you would expect from a such a popular seaside location, there are all the amenities and entertainment you could wish for. And you are close to Bournemouth's own Premier League football, whose ground is in Boscombe.

Walk along the promenade to Bournemouth town centre. Visit the IO screen Odeon multiplex cinema or the Pavilion for shows or the BIC for concerts-Paloma Faith, Keane and The Human League are all appearing this year. Plus Bournemouth has a renowned nightlife. Bournemouth has huge choice of restaurants: Neo, Turtle Bay, Urban Garden, Drgnfly are favourites. Or by the pier get fish n chips at Harry Ramsden's.

And you in a prime location to watch the Bournemouth Air Show and the summer fireworks displays without the stress of travel and parking.

Very local to you are the popular Urban Reef, Flamingo and Deus Ex Machina bars and eateries.

If you need schools, at primary level is Bethany Junior School in Knole Road and at secondary level there is Livingstone Academy.

Sainsburys is in Boscombe town centre and Asda is by Bournemouth Railway station.

It is a mile from the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is one of the fastest growing in the UK and Bournemouth Railway Station has direct routes to London and Manchester.

A perfect lifestyle location.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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