



Eastcote Lodge, 10 Argyll Road, Bournemouth BH5 1ED

£155,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





Spacious Ground Floor Apartment with Private Entrance, Allocated Off Road Parking and Share of Freehold

Set in the popular Boscombe Spa area of Bournemouth, this spacious ground floor apartment is ideally positioned close to a wide range of shops, restaurants, facilities and transport links, as well as being just a short walk from Boscombe Pier and many miles of award winning sandy beaches.

The property benefits from its own private entrance, which leads through into a generously sized lounge/dining room to the front elevation, offering ample space for sizeable seating and dining furniture. A door leads through to the separate kitchen, with an array of base and eye level units providing plenty of storage space. There is a built in oven and hob as well as under counter appliance space for a fridge and washing machine. An internal lobby leads through to the modern shower room and also to the sizeable bedroom to the rear, which also includes a useful store room.

Additional benefits include an allocated off-road parking space, conveniently placed to the front of the building, and a share of freehold. The apartment is offered for sale with vacant possession and no forward chain, making it an ideal first time buy or buy to let for those seeking a property to make the most of all that this location has to offer.

KEY FEATURES

- Spacious Ground Floor Apartment
 - Private Entrance
- One Double Bedroom & Store Room
- Generously Sized Lounge/Dining Room & Separate Kitchen
 - Modern Shower Room
- Allocated Off Road Parking Space
- Short Walk to the Beach & Pier at Boscombe Spa
 - Close to Shops, Restaurants & Facilities
 - Ideal First Time Buy or Buy to Let
- Vacant Possession & No Forward Chain





ADDITIONAL INFORMATION

Tenure: Share of Freehold

Ground Rent: Nil

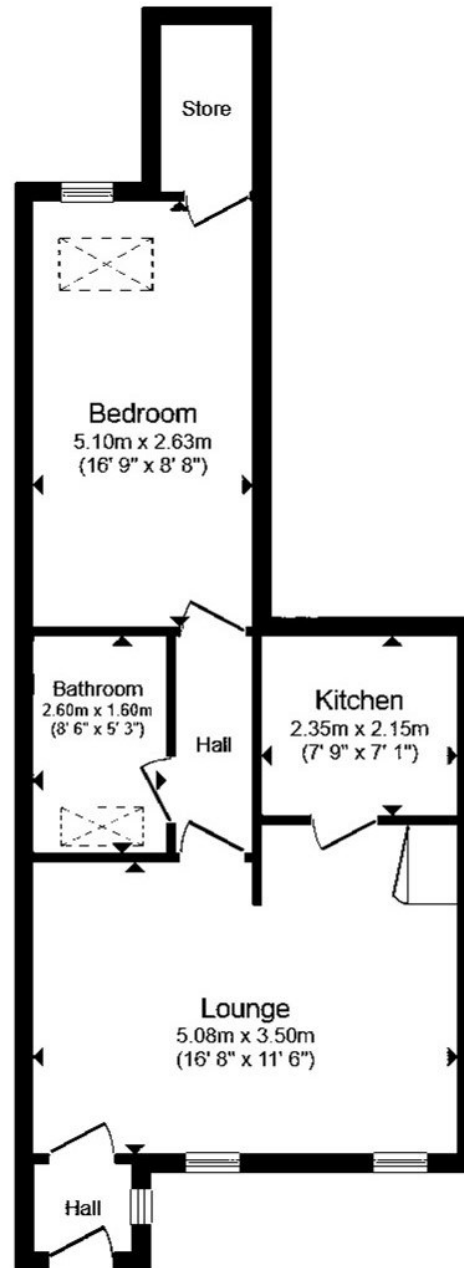
Maintenance: £1,900 per annum (previous year £1,650)

Council Tax: Band A - BCP Council

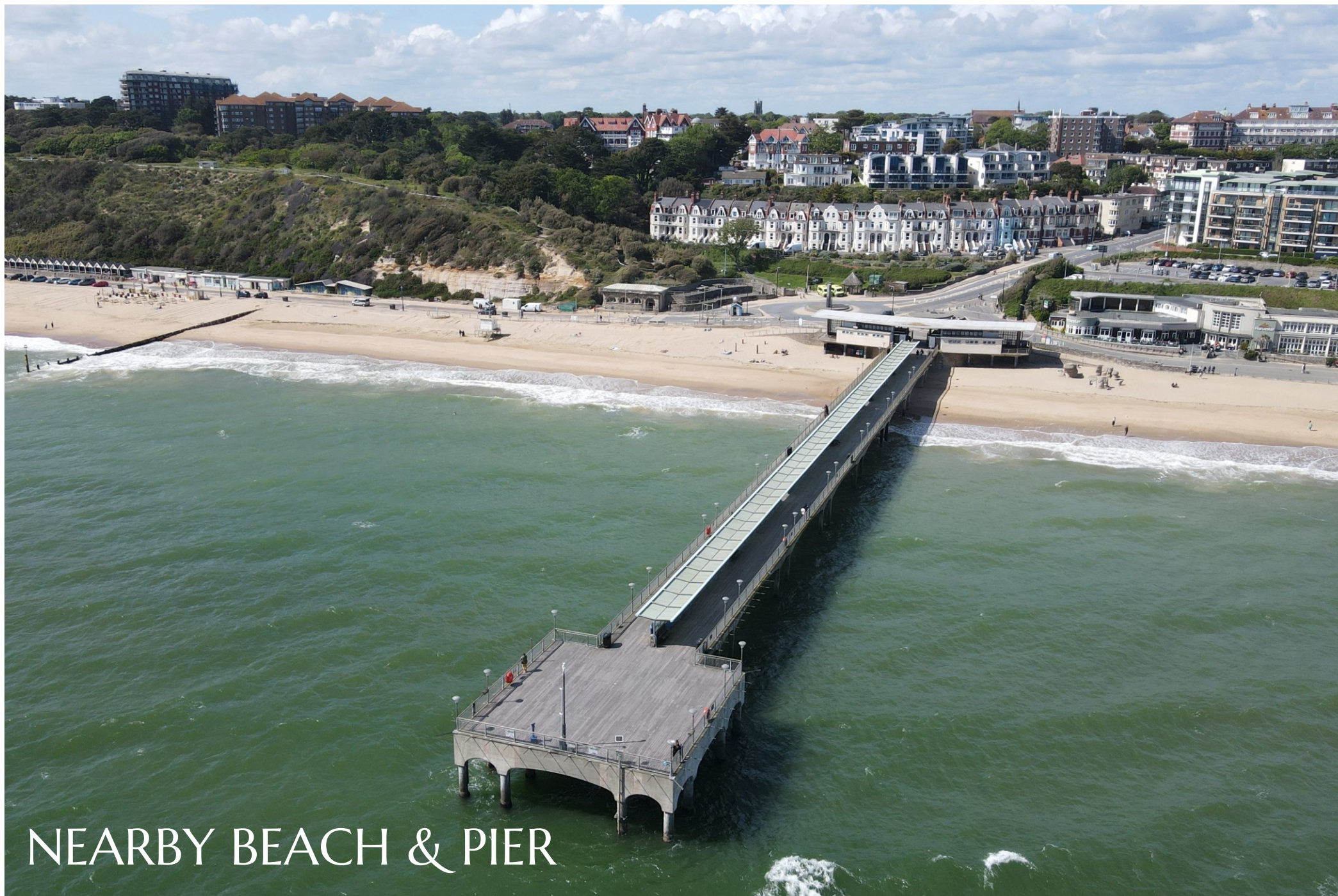


FLOORPLAN

Total floor area 48.9 sq.m. (526 sq.ft.) approx



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate.



NEARBY BEACH & PIER



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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