



Princes Court, Sea Road, Bournemouth BH5 1DF
£160,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





Modernised Second Floor Apartment with Allocated Off Road Parking, Share of Freehold and Holiday Lets Permitted

Set in the popular Boscombe Spa area of Bournemouth, this modernised second 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 apartment benefits from an allocated off-road parking space as well as a share of freehold and the rare ability to be able to holiday let!

Princes Gate is a well-presented development. From the communal entrance hall, stairs rise to the second floor landing. The entrance hall of the apartment leads through to a generously sized lounge/dining room, offering ample space for seating and dining furniture. Also from the entrance hall is a separate kitchen with base and eye level units, a built in oven and hob as well as under counter appliance space. A good sized bedroom and a modern shower room completes the accommodation.

The apartment is offered for sale with no forward chain, making it an ideal first time buy, buy to let or holiday let investment for those seeking a property to make the most of all that this location has to offer.

KEY FEATURES

- Holiday Lets Permitted
- Modernised Second Floor Apartment
 - Good Sized Double Bedroom
- Spacious 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, Buy to Let or Holiday Let
 - No Forward Chain





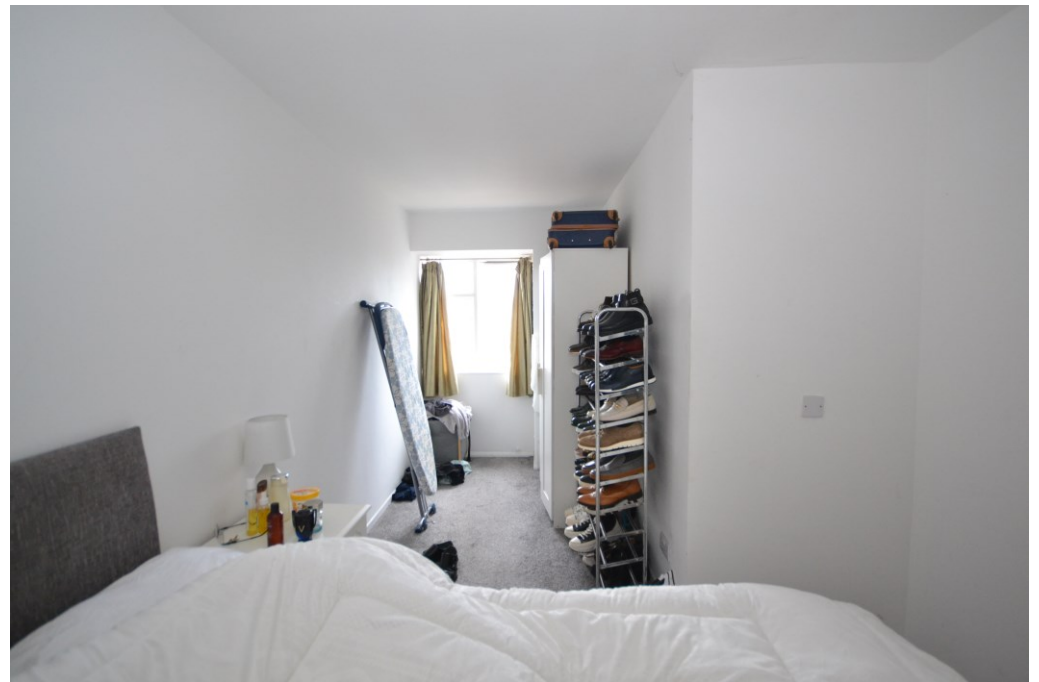
ADDITIONAL INFORMATION

Tenure: Share of Freehold

Ground Rent: Nil

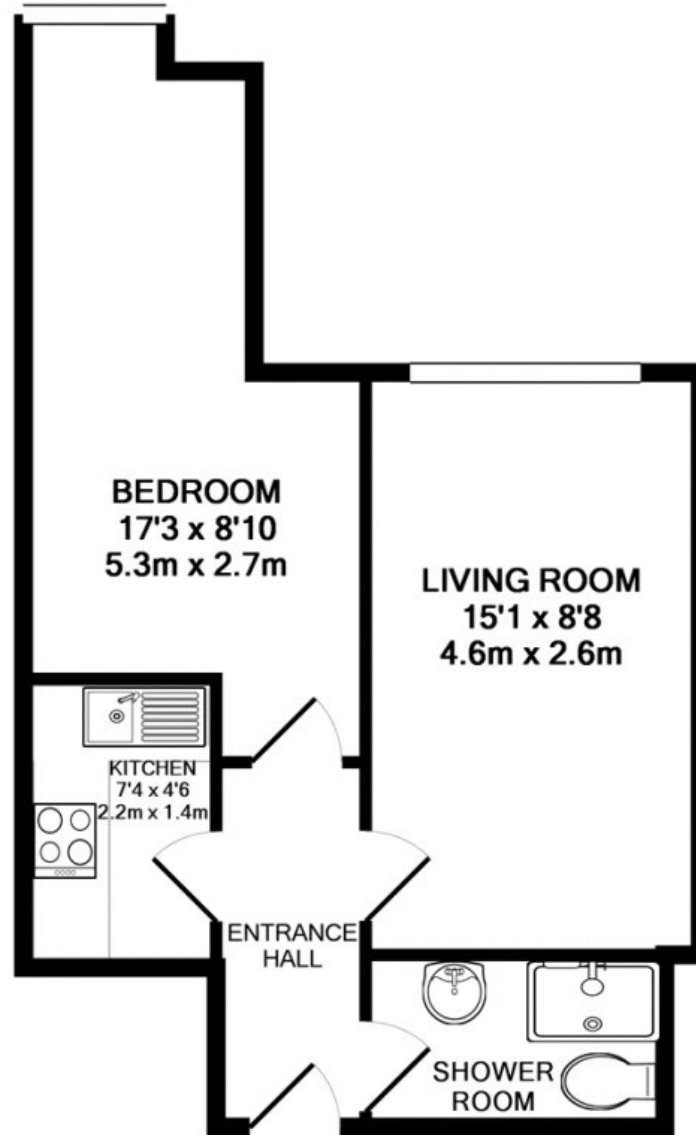
Maintenance: £1,500 per annum

Council Tax: Band A - BCP Council

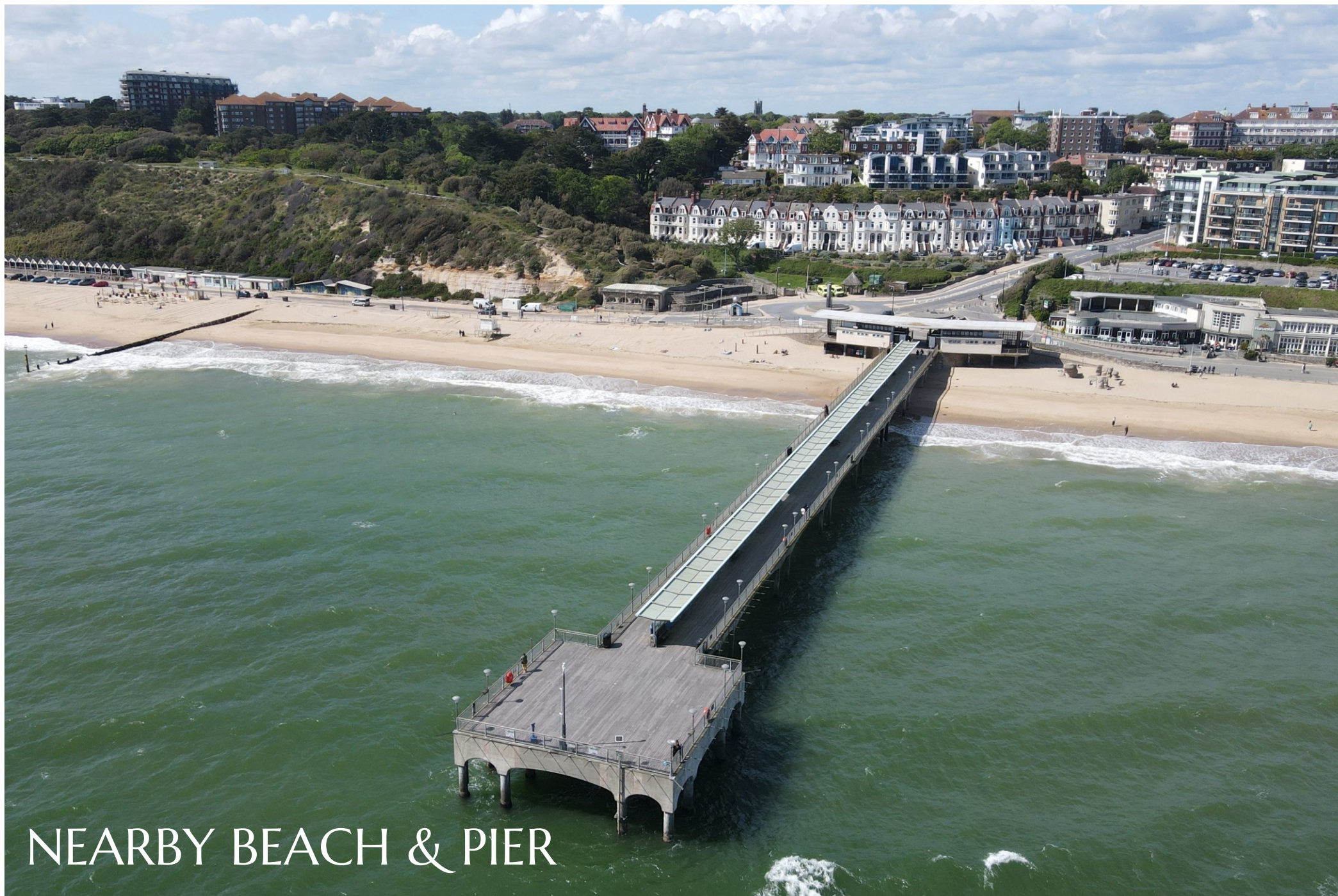


FLOORPLAN

TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.4 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



NEARBY BEACH & PIER



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
 01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.