



**Q** | Quinn & Co  
ESTATE AND LETTING AGENTS

## Spencer Road, Bournemouth

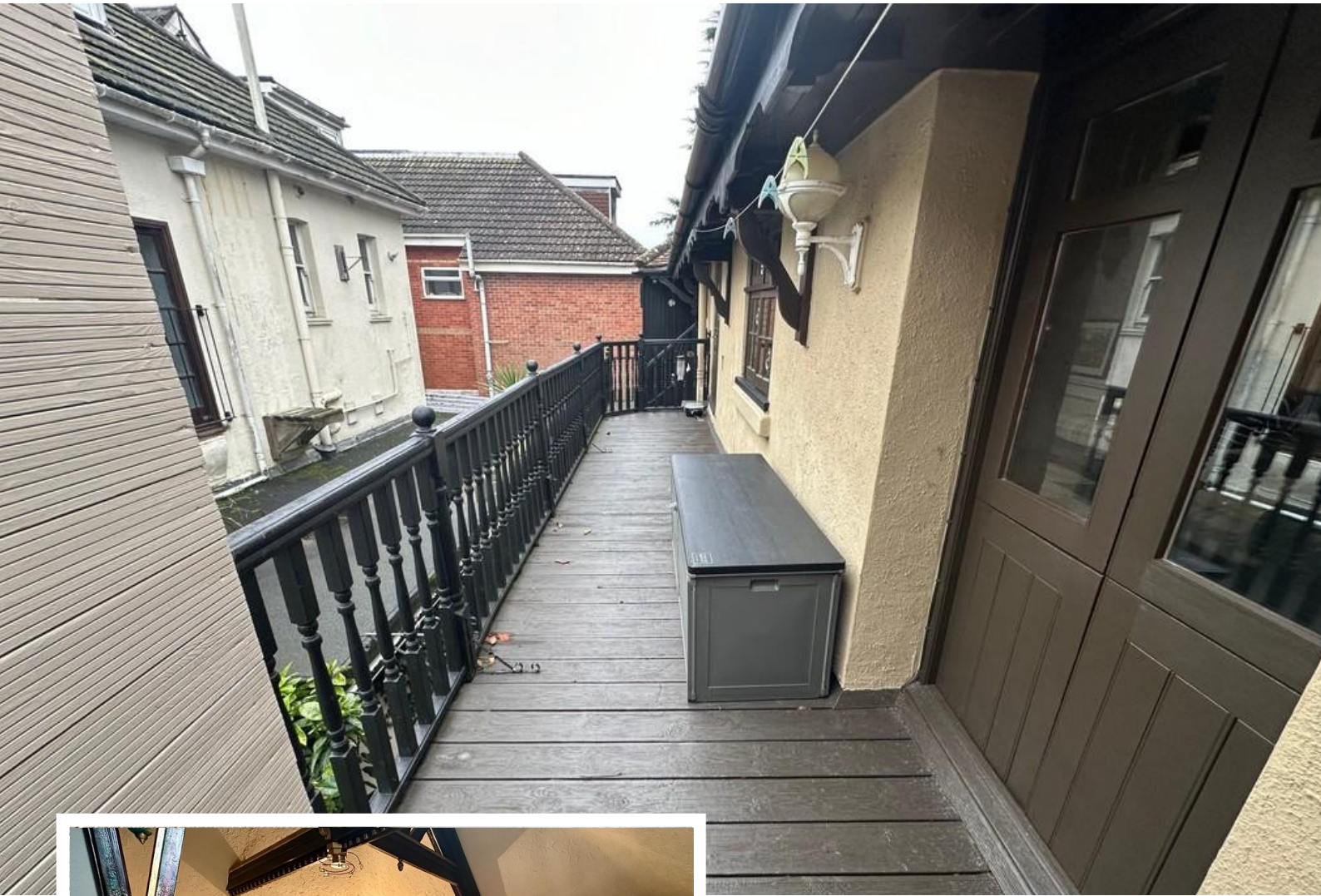
- Private entrance
- Balcony/terrace
- Set back off the road
- Spacious living accommodation

**£210,000**

EPC Rating 'TBC'







## Property Description

Characterful two double bedroom first floor flat nestled behind the main dwellings of Spencer Road.

Situated within easy reach of Bournemouth & Boscombe providing an array of restaurants, bars, shops and within close proximity to Bournemouth's award winning beaches.

With its own private entrance this first floor flat provides spacious living throughout with its own very unique character. The property benefits from a generously sized lounge/diner with working fireplace and modern fitted kitchen, both providing access to a large balcony. There is a stylish family bathroom with shower over bath, vanity wash basin and WC. The flat benefits from two double bedrooms with fitted wardrobes to the master. Ample storage is accessible within the property. On road parking with no restrictions and opposite a park.







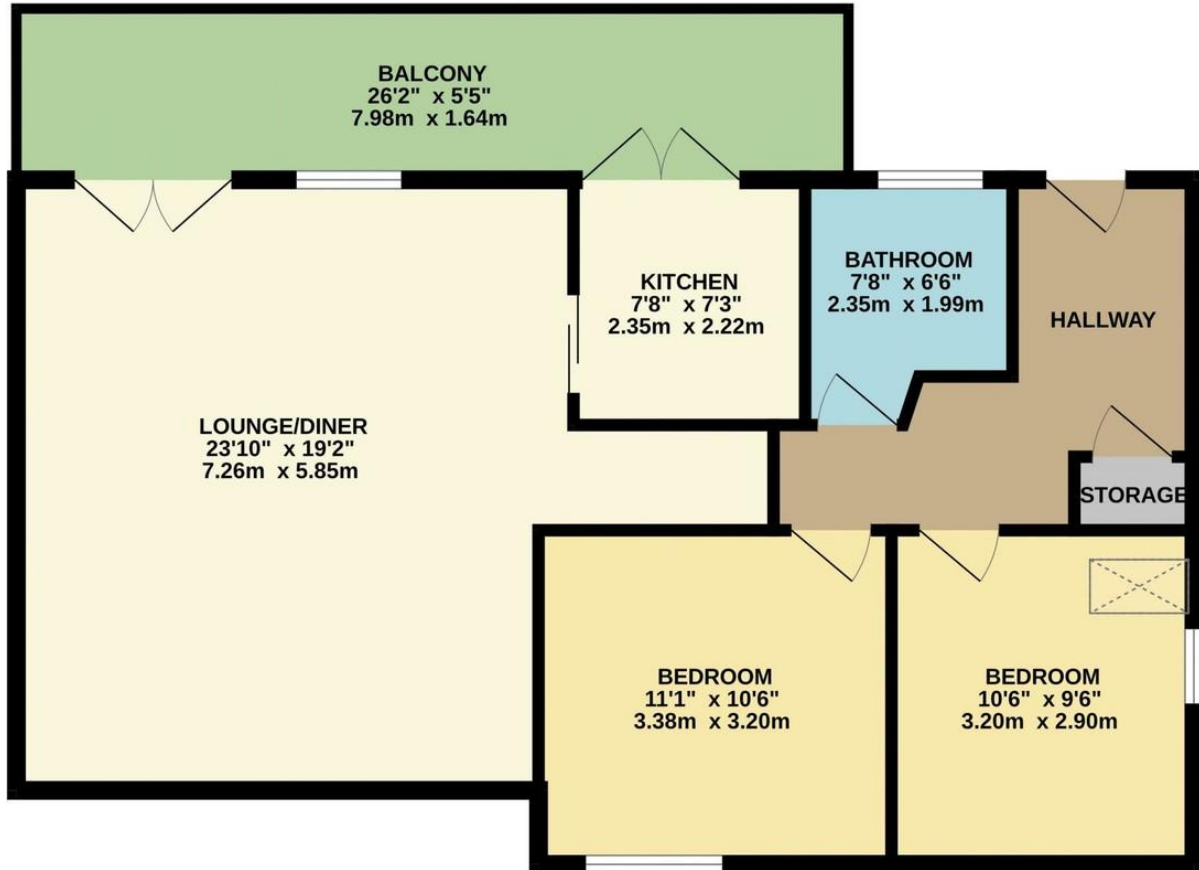
Leasehold - 250 Years remaining  
Service Charge - £1187.50 Per Year  
Council Tax - Band B  
EPC Rating - TBC







GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Consumer Protection from Unfair Trading Regulations 2008.

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