



Symonds
& Sampson

Michelgrove House

Michelgrove Road, Bournemouth, Dorset

Michelgrove

Flat 1a, Michelgrove Road
Bournemouth
BH5 1JJ

Positioned in the wonderful area of Boscombe, Bournemouth, Michelgrove Road presents an exceptional opportunity for those seeking a delightful one-bedroom garden apartment as an



- A wonderful ground floor garden apartment
- Garage and parking. The apartment has a regulated tenancy
- Walking distance to the beach, pier and promenade
 - Lovely communal grounds in a historic building
- A great investment opportunity, apartment 3 also available
 - Offered with a share of the freehold

Guide Price £160,000

Freehold

Wimborne Sales
01202 843190

wimborne@symondsandsampson.co.uk



THE PROPERTY

A quaint and well positioned one double bedroom ground floor garden apartment. The property is situated within a historic and grand manor house within easy access of Boscombe pier and beaches. Hengistbury head is a short drive as well as Mudeford spit.

ACCOMMODATION

You enter the property through the modern and sizable kitchen which in turn leads to the main sitting room. The double bedroom has lots of natural light and the property also benefits from a large shower room. This apartment has period features as well as high ceilings.

OUTSIDE

A small courtyard garden area is well bound with timber fencing and is ideal for BBQ's. The communal land is large with lawned areas as well as access around the entire building and parking for one vehicle.

SITUATION

Only a stones throw from Boscombe pier, miles of golden sandy beaches spanning Hengistbury hear through to Bournemouth and Sandbanks. The main precinct of Boscombe is only a walk away which has major shops, cafes, supermarket and bus routes.

DIRECTIONS

What three words ///wonderfully.even.large

SERVICES

All mains services
A regulated tenancy with a tenant in residence.
Ultrafast broadband available
All phone providers have likely signal

MATERIAL INFORMATION

A regulated tenancy with a sitting tenant. (Current rent circa £610 (PCM)
Council Tax Band - B
EPC rating - D
Leasehold (length of lease) 999 years
Maintenance £1250 (approx) P/A - (Approximate amount and subject to change) & Ground Rent - Peppercorn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Michelgrove Road, Bournemouth

Approximate Area = 570 sq ft / 53 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 709 sq ft / 65.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1230565



WIM/NW/JAN25



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