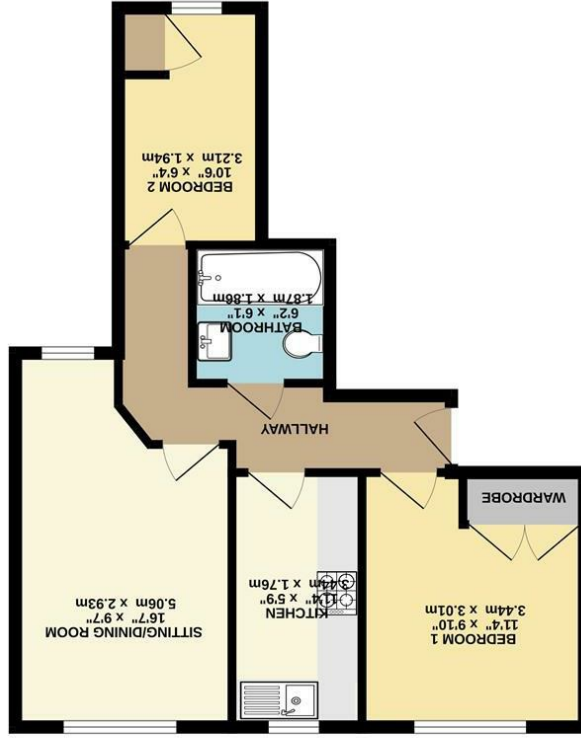


Property of the premises and condition / working order of services, plants and equipment

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.  
Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors and other areas are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is intended for guidance only and should not be used as a basis for any purchase or agreement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition. See also the EPC and the Energy Guide.



GROUND FLOOR  
489 sq. ft. (45.5 sq.m.) approx.

FLOOR PLAN



**Ashley Court, 30b Ashley Road**  
Bournemouth, BH1 4LH, £160,000

**MAIN FEATURES**

- Two Bedroom First Floor Flat
- Gas Central Heating
- New Boiler Installed Feb 2024
- Double Glazed
- Security Entry
- Allocated Parking
- Separate Kitchen
- Convenient Location

**Area**

Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5\* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

**Summary**

A super two bedroom purpose built first floor apartment, situated in a very convenient location just yards from Boscombe town centre, has easy access to the seafront and close to main bus routes to all of Bournemouth, Poole and Christchurch. Well presented throughout the property is idea as a main residence or rental investment.

**Description**

Main front door with security entry system to communal areas with stairs to the first floor and access to flat 3. Entrance Hall, fuse box, window to side, Lounge, Dual aspect with windows to front and rear, feature fire surround and inset electric fire. Kitchen, a separate room, window to rear, range of work surfaces with storage cupboards. built in gas hob with electric oven under, filter hood over, Washing machine, space for fridge freezer. part tiled. Bedroom one, good size double with range of fitted wardrobes, window to rear. Bedroom two, built in cupboard, window to front, Bathroom, fitted three piece suite with panelled bath with shower over, low level w.c, wash hand basin, part tiled, heated towel rail, extractor. Outside the property has the benefit of allocated parking space to the rear.

**Tenure**

A leasehold Property  
 76 years remaining  
 Service charge - £1010 per annum (£252.50 paid quarterly)  
 Ground Rent £314.00 per annum  
 Estimate

Council Tax A band - £1,433.35 to 31/03/2025

**£160,000**

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

