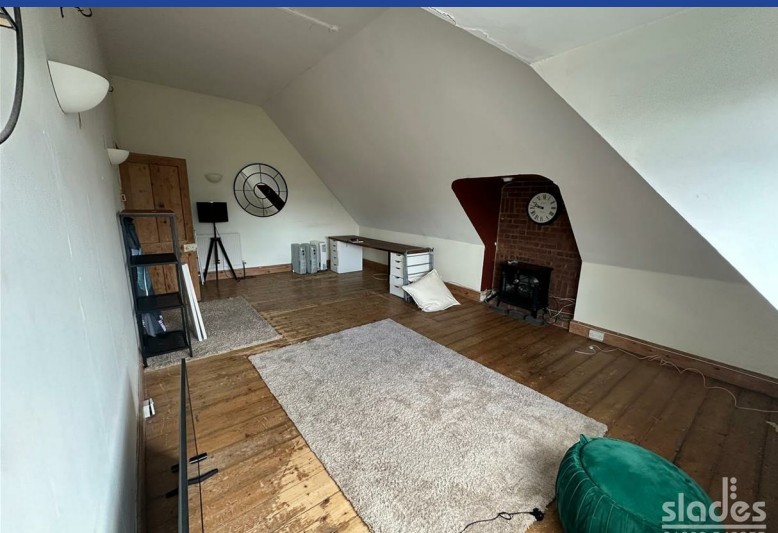




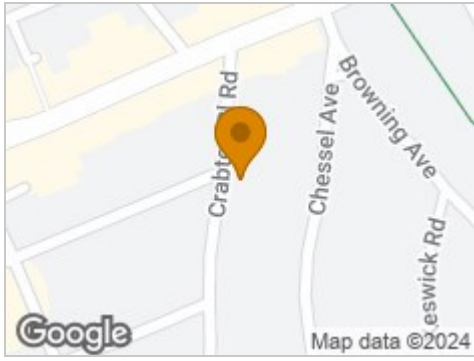
## 12B Crabton Close Road

Boscombe, Bournemouth, BH5 1HL

Price Guide £175,000



## Road Map



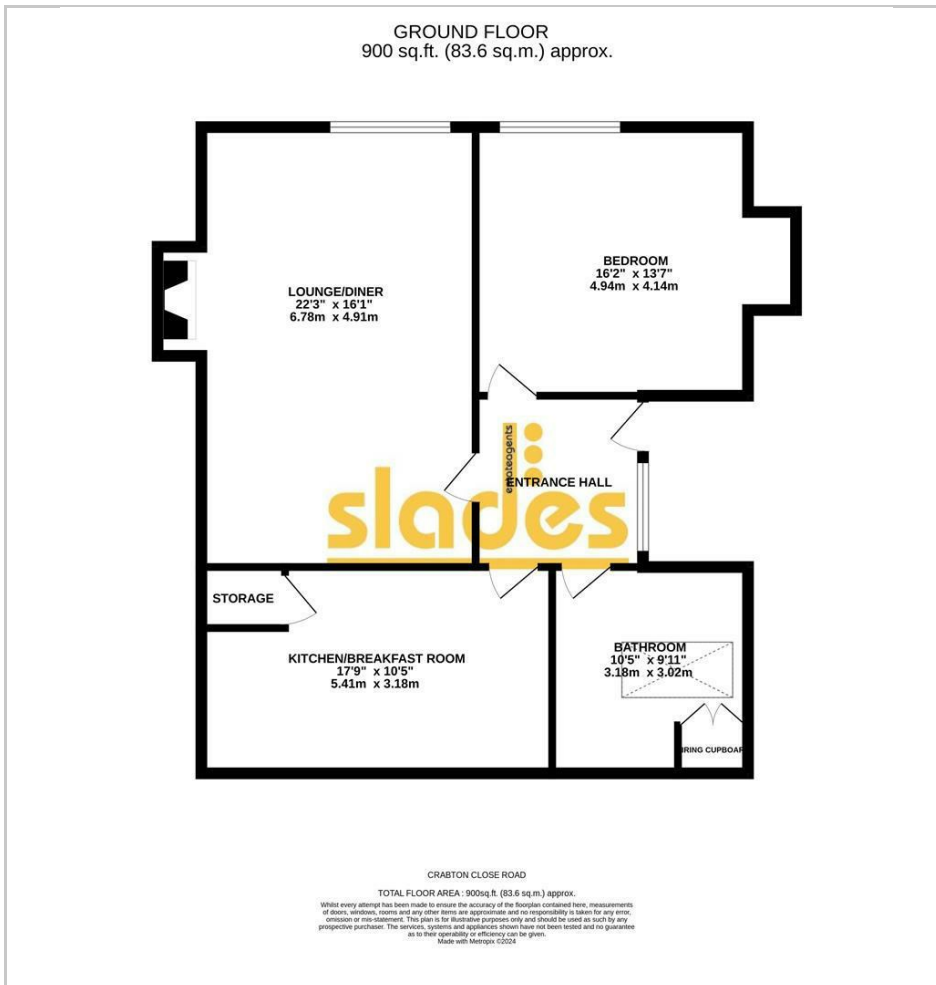
## Hybrid Map



## Terrain Map



## Floor Plan



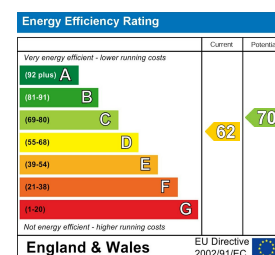
- HUGH 1 BEDROOM TOP FLOOR APARTMENT
- IN NEED OF SOME MODERNISATION
- PLANNING PERMISSION GRATED FOR CONVERSION TO 2/3 BEDROOM FLAT
- OVER 900sqft
- ALLOCATED PARKING SPACE
- NO CHAIN
- KEYS IN OFFICE
- SOLE AGENTS

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA

Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**A VERY SPACIOUS 1 bedroom second floor APARTMENT (entire attic space) with PLANNING PERMISSION GRANTED for conversion into TWO/THREE bedrooms. Short walk to local award winning beaches and ALLOCATED PARKING SPACE.**



### THE FLAT

**\*\*PLANNING PERMISSION APPROVED for conversion into a three bedroom apartment\*\*** A one double bedroom, first floor apartment situated in a popular and highly convenient location within easy walking distance of award-winning beaches. This apartment is offered in a good decorative order and benefits from a wealth of space and an abundance of natural light, with a generous internal footprint in excess of 900 sq. ft, and high ceilings throughout.

The apartment comprises; an inviting entrance hall, a huge living room, a kitchen/diner with a pantry, one double bedroom, with a recessed, feature fireplace, and bathroom with a skylight.

Externally, the apartment benefits from an off road parking space and, furthermore, benefits from a recently extended lease of approximately 940 years.

A viewing is a must to truly appreciate what this enviably located and exceptionally spacious apartment has to offer.

### THE LOCATION

Crabton Close Road is just a short, level walk from Shelley Park tennis courts, Shelley Park playground, the cliff top, and zigzags leading down to the award-winning beaches below. Southbourne Grove, boasting an array of independent shops and restaurants, is approximately half a mile away, and Bournemouth town centre with its shopping, entertainment, and recreational leisure facilities is approximately 3 miles away.

### ENTRANCE HALL

8'5 x 9'9 (2.57m x 2.97m)

### LIVING ROOM

22'09 x 13'82 (6.93m x 3.96m)

### KITCHEN/ DINING ROOM

17'57 x 10'58 (5.18m x 3.05m)

### BEDROOM

12'11" x 12'11" plus deep recess (3.94m x 3.94m plus deep recess)

### BATHROOM

9'98 x 9'63 (2.74m x 2.74m)

### OUTSIDE

There is an **ALLOCATED PARKING SPACE** with this flat

### TENURE & COSTS

We are informed that there is approx 940 years remaining on the lease with £0 ground rent and the flat is liable for 1/5 share of any maintenance.



