

GREYS

ESTATE AGENTS



Park Views, 9-11 The Crescent, Bournemouth, BH1 4EX

Asking Price

- One Double Bedroom
- No Forward Chain
- Low Maintenance Private Garden
- Close To Beachfront & Amenities
- Electric Heating

- Ground Floor Apartment
- Immaculate Presentation
- Long Lease
- UPVC Double Glazing
- Viewings Recommended!

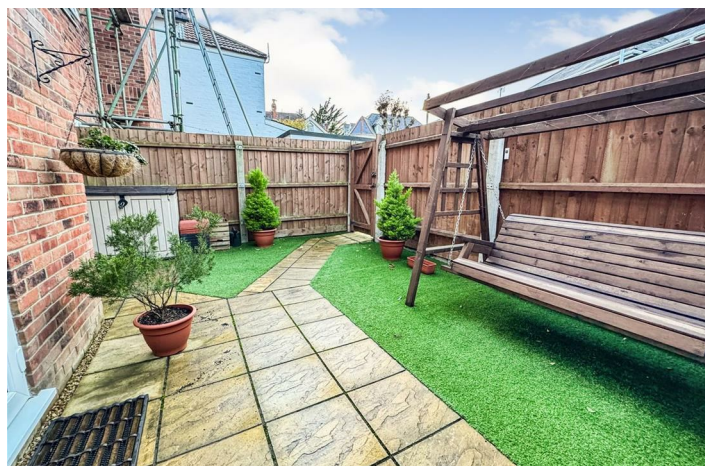
£165,000

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NO FORWARD CHAIN / IMMACULATE ONE BEDROOM GROUND FLOOR APARTMENT / LOW MAINTENANCE PRIVATE GARDEN >>> Greys Estate Agents are delighted to offer for sale this well presented one bedroom ground floor apartment in a recently converted block in The Crescent, Bournemouth. The property comprises; One double bedroom, open plan lounge / kitchen / diner, family bathroom and private garden. Further benefits include its close position to the beachfront, communal bike storage, UPVC double glazing and electric heating. Please note there is no off-road parking, though there is plenty unrestricted parking on-road. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: A



Lounge / Diner
(4.60m x 3.50m)

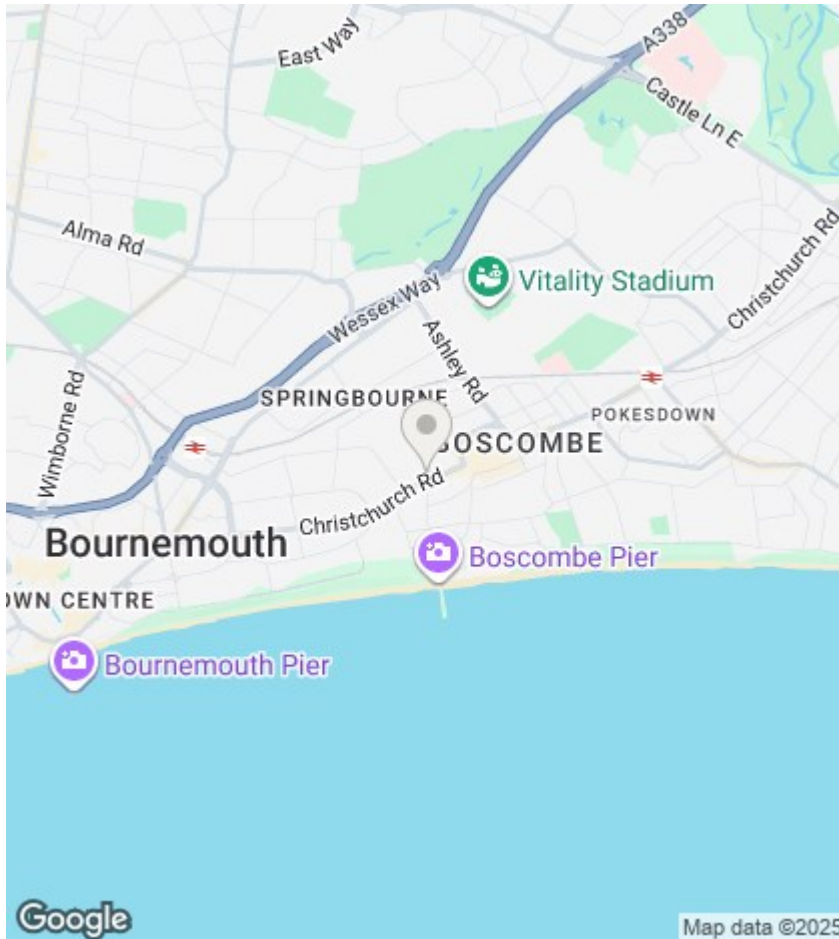
Kitchen
(3.50m x 2.80m)

Bedroom
(4.90m x 2.65m)

Bathroom
(2.50m x 1.55m)

Tenure
Leasehold
120 Years Remaining
Service Charge - Approx. £1,400 PA
Ground Rent - Approx. £150 PA





Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (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 | |

