



Carysfort Road, Boscombe, Bournemouth BH1 4EJ

£105,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





**A MODERN FIRST FLOOR APARTMENT WITH COMMUNAL GARDEN. SITUATED CLOSE TO SHOPS, FACILITIES AND THE BEACH AND OFFERED FOR SALE WITH VACANT POSSESSION AND NO FORWARD CHAIN.**

This modern first floor apartment is conveniently situated close to the shops and facilities of Christchurch Road and just a short stroll from miles of sandy beaches and the pier at Boscombe Spa. The accommodation is well-presented throughout and comprises entrance hall, spacious lounge with bay window, separate kitchen, double bedroom with built in wardrobes and a three piece bathroom with shower over.

The apartment further benefits from gas central heating from a combi boiler and outside there is a communal bike store and generously sized communal garden to the rear. The on road parking on Carysfort Road and other nearby roads is unrestricted.

Offered for sale with vacant possession and no forward chain, making this an ideal first time buy or buy to let.



## KEY FEATURES

- Well-Presented First Floor Apartment
  - Purpose Built Development
- One Double Bedroom with Built-In Wardrobes
- Spacious Lounge with Bay Window, Separate Kitchen
  - Gas Central Heating from Combi Boiler
    - Unrestricted On Road Parking
  - Communal Garden & Bike Store
  - Short Walk to Shops, Facilities & Beach
  - Ideal First Time Buy or Buy to Let
- Vacant Possession & No Forward Chain



## ADDITIONAL INFORMATION

Tenure: Leasehold - 80 years remaining

Ground Rent: £328 per annum

Maintenance: £1,711 per annum

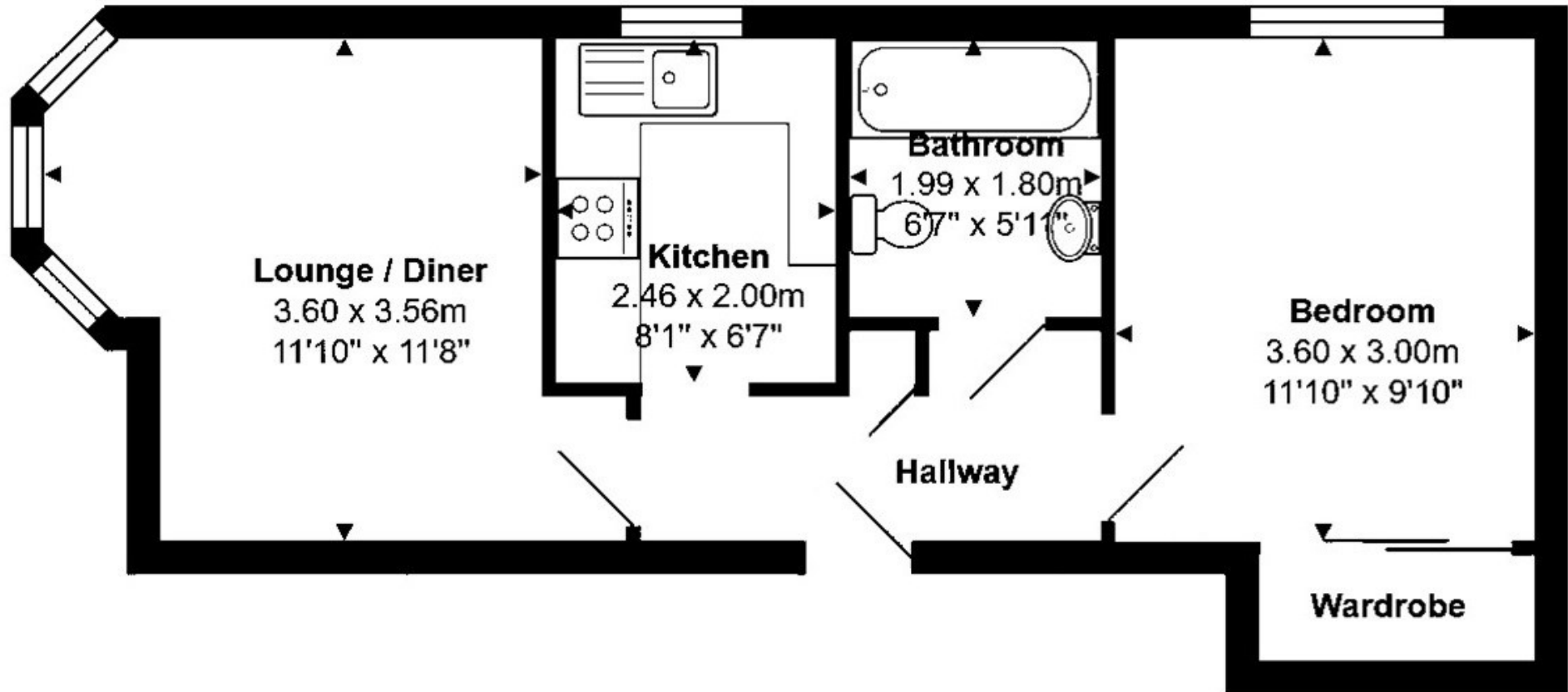
Council Tax - Band A (BCP Council)



# FLOORPLAN

## FIRST FLOOR

Total Area: 38.4 m<sup>2</sup> ... 413 ft<sup>2</sup>



All measurements are approximate and for display purposes only



## Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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