
Flats 1 to 9
Brookwood Court
PRIVATE LAND
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FP16 GUX
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Brookestead Court, 40 Florence Road, Boscombe, Bournemouth, BH5 1HQ
Guide Price £215,000 – Leasehold

Ground Floor Two-Bedroom Two-Bathroom Flat | Communal Entrance | Hallway | Open Plan Kitchen & Living Room
Master Bedroom with Ensuite | Second Double Bedroom | Bathroom | Parking | Long Lease

A beautifully presented, modern two-bedroom, two-bathroom ground floor apartment, ideally situated within this stylish development, just a short walk from local shops and the stunning coastline. Built in 2019, the property offers spacious, contemporary accommodation throughout and benefits from UPVC double glazing, gas central heating, a modern open-plan kitchen and living area, master bedroom with en-suite shower room, a second double bedroom and a stylish family bathroom.

Further benefits include well-maintained communal grounds, a secure communal entrance, parking provision and a long lease. Accessed via a secure communal entrance, the property opens into a welcoming entrance hallway, providing access to all principal rooms.

To the rear is an impressive open-plan kitchen and living area, offering an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern wall and base units, contrasting work surfaces and a breakfast bar with seating. Integrated appliances include an oven and hob, extractor hood, fridge/freezer, washing machine and dishwasher. The living area enjoys plenty of natural light from an attractive bay window overlooking the rear. The master bedroom is a generous double room, featuring fitted wardrobes, a rear-facing bay window and the added benefit of its own en-suite shower room and WC. The second bedroom is also a well-proportioned double, with a side-facing window.

Completing the accommodation is a modern family bathroom, fitted with a stylish three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by contemporary tiling. Outside, the development is surrounded by communal grounds and also benefits from a brick-built communal bicycle store. Parking is available for flat owners on a first-come, first-served basis.

Viewing is highly recommended to fully appreciate the quality, location and spacious accommodation this modern apartment has to offer.

Tenure: Leasehold - 125 years remaining from 17/10/2019
Ground Rent £200.00 per annum
Service Charge £1,200.00
EPC Rating: 83 | B
Council Tax Banding: C









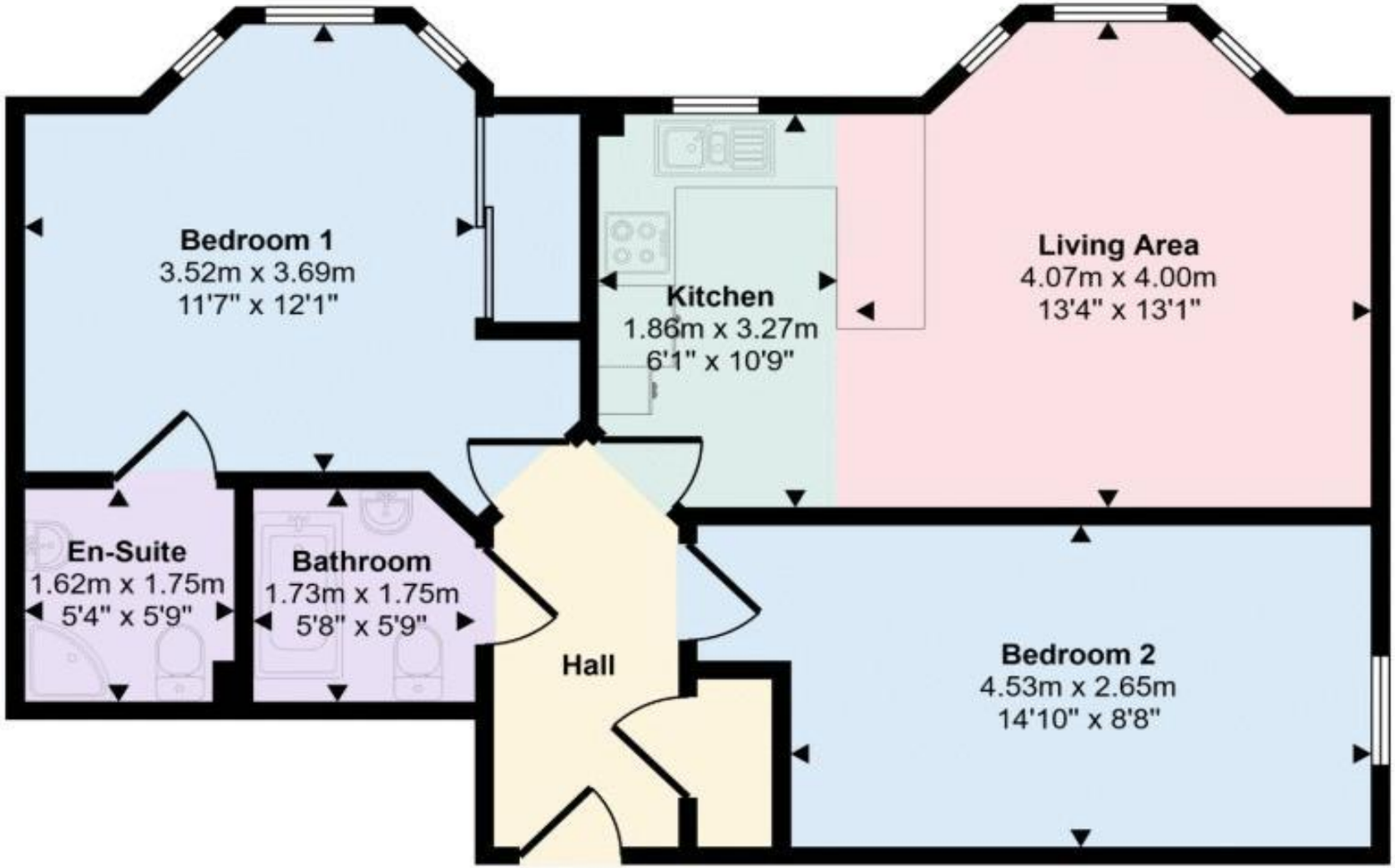












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