

Estate Agents



Auctioneers



## **Glen Road, Boscombe Manor, BH5 1HS Guide Price £170,000 - Leasehold**

One Bedroom First Floor Flat | Communal Entrance & Stairs | Hallway  
17ft Reception Room | 14ft Modern Kitchen | Double Bedroom | Modern Bathroom  
Allocated Parking Space | No Chain

# Glen Road, Boscombe Manor, BH5 1HS

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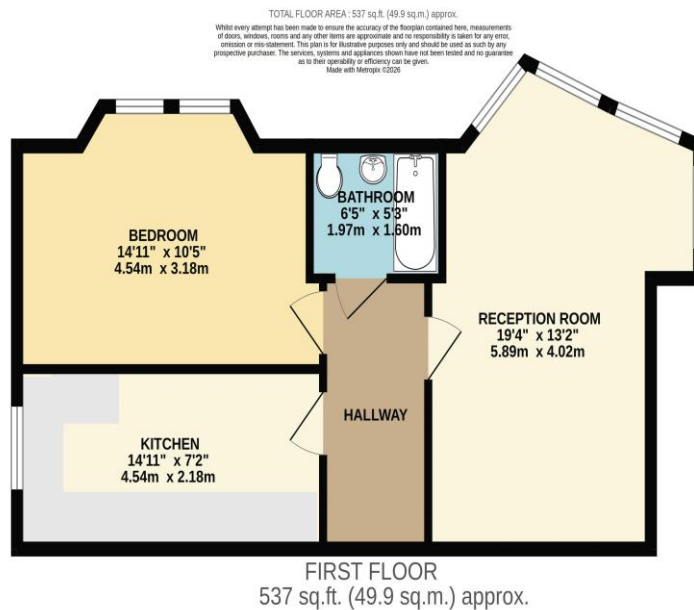
A stylish first-floor flat situated in a sought-after location close to the stunning seafront at Boscombe Spa and Southbourne. The property has recently been refurbished and now benefits from UPVC double glazing, gas central heating, a modern 14ft kitchen, a contemporary bathroom and a spacious 17ft reception room. It would make an ideal first-time purchase or investment opportunity.

The property is accessed via a secure communal entrance with stairs leading to the first-floor landing. Upon entering the flat, the hallway provides access to all rooms.

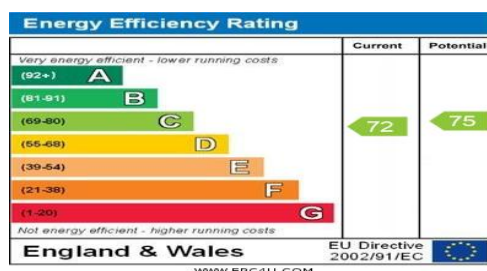
To the right is the spacious 17ft reception room with a double-glazed window overlooking the front aspect. To the left is the impressive 14ft modern kitchen, fitted with an extensive range of wall and base units with worktops over, a built-in oven and hob, and space for additional appliances.

The double bedroom features a bay window overlooking the front aspect, while the modern bathroom is fitted with a stylish suite comprising a bath with shower over, vanity wash basin and WC, complemented by attractive tiling. The property also benefits from an allocated parking space for one car.

Tenure: Share Of Freehold – 995 years remaining  
 Service Charge: £680.00 per annum  
 Council Tax Band: B  
 EPC Rating: 72 | C



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