Estate Agents RICHARD GODSELL Est. 1928 Auctioneers









Park Lodge, 7 Adeline Road, Boscombe, BH5 1EE
£145,000 – Share of Freehold

Two Bedroom Top Floor Flat | Secure Communal Entrance | Hallway | Kitchen | Living Room Bathroom | Private Balcony | Allocated Parking | Share of Freehold | Pets & Lets Allowed on Lease Close Close To The Beach | Within Easy Reach Of Local Ammenites | Ideal First Purchase or Investment

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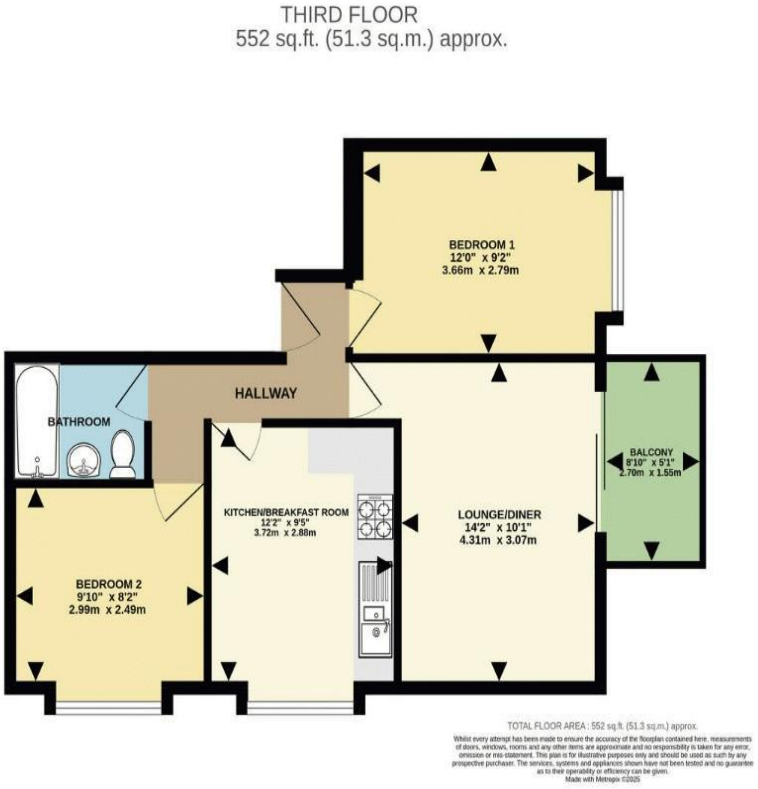
A well-presented two double bedroom top floor flat, ideally located just moments from award-winning Blue Flag sandy beaches and within easy reach of Boscombe Town Centre, offering a wide range of shops, cafés, supermarkets, bars, restaurants and other amenities. This property would make an excellent first-time purchase or investment opportunity due to its highly desirable coastal location.

The property is accessed via a secure communal entrance with stairs leading to the top floor. Upon entering, a central hallway provides access to all rooms. Both bedrooms are comfortable doubles, offering ample space for furnishings such as wardrobes and chests of drawers. The living room is well-proportioned and provides a welcoming space to relax, with sliding doors opening onto a private balcony, ideal for enjoying the sunshine.

The kitchen offers a good range of worktop and cupboard space, along with room for an under-counter washing machine, oven and overhead cooker hood. A window provides natural light and ventilation, and there is sufficient space for a small dining table or breakfast bar. The bathroom comprises a bathtub with overhead shower, WC, wash basin and extractor fan.

Further benefits include gas central heating, double glazing and a telephone entry system for added security. Externally, the property also comes with allocated parking for one vehicle.

Tenure: Share Of Freehold - 995 years remaining (approx..)
Ground Rent & Service Charge £2,400.00 per annum
Council Tax Banding: B EPC Rating: 53 | E
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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. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.