



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Tamworth Road, Boscombe, Bournemouth, BH7 6JG

Guide price £160,000 – Leasehold

**Ground Floor Flat | Open Plan Kitchen/Diner/Lounge | No Onward Chain | Parking | Modern Fitted Shower Room
Close To Local Shops | Private Courtyard Garden | Easy Access To Pokesdown Rail Station
Ideal First Time Purchase Or Investment | Viewing Advised**

A beautifully renovated ground-floor apartment offering refined contemporary living, private outdoor space and exclusive off-road parking.

Located on Tamworth Road, this exceptional one double-bedroom home presents a rare opportunity to acquire a fully refurbished property finished to an impressive standard throughout. Benefiting from its own private entrance, the apartment offers both convenience and privacy in a superb coastal location. Transport connections are excellent, with nearby bus routes and Pokesdown train station providing direct links to destinations including Weymouth and London Waterloo.

Inside, the accommodation flows effortlessly from a welcoming hallway into a sophisticated open-plan kitchen and living area. Designed with modern living in mind, the kitchen features brand-new integrated appliances and sleek contemporary cabinetry, creating a stylish and functional space ideal for cooking, dining and entertaining. The living area is bright and spacious, with double doors opening onto the private garden, allowing natural light to flood the room and enhancing the calm, contemporary atmosphere. The generously proportioned double bedroom continues the home's elegant aesthetic and offers a peaceful retreat with ample space for furnishings. Completing the interior is a well-appointed bathroom featuring a bath with a shower attachment, WC and hand basin, all finished in a modern style.

A standout feature of this delightful property is the private garden, positioned to the side of the home and accessible either from the living space via double doors or externally through a gated side entrance. Additional benefits include a private driveway providing off-road parking, double glazing throughout and efficient electric heating. Combining quality, comfort and coastal convenience, this outstanding garden apartment is the ideal choice for those seeking a premium, move-in-ready home in a highly desirable location. Early viewing is strongly recommended.

Tenure: Leasehold - 95 years remaining

Service Charge: £973.32 per annum

Ground Rent: £50.00 per annum

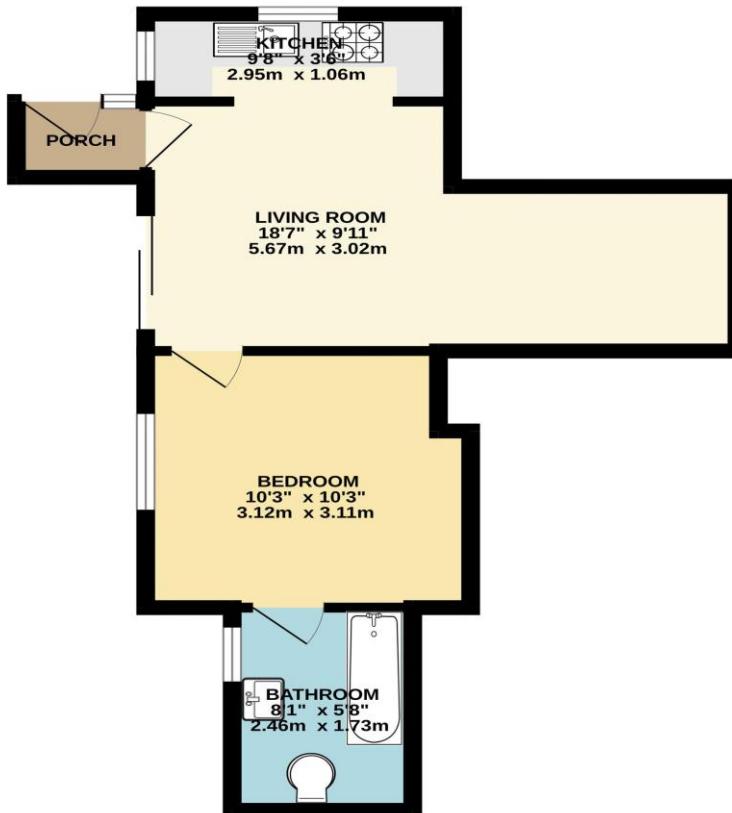
Council Tax Banding: A

EPC Rating: 60 | D





GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 348 sq.ft. (32.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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