



Estate Agents



Auctioneers

# The Crescent, Boscombe, Bournemouth, Dorset, BH1 4EX

## Guide Price £146,950 – Leasehold

**570 sqft Character Conversion | One Bedroom First Floor Flat | Secure Communal Entrance | Stairs To First Floor | Hallway  
16ft Reception Room | Modern Kitchen | 14ft Double Bedroom | Modern Bathroom | Parking Space | Long Lease | No Chain**

A superbly presented and generously proportioned one-bedroom first-floor flat, set within an attractive character conversion and enjoying delightful views across the central crescent. Ideally positioned just a short stroll from Boscombe's vibrant shopping parade, the property benefits from easy access to a wide and cosmopolitan array of shops, cafés, and local amenities. The award-winning seafront and Boscombe Spa are also within comfortable walking distance, making this an excellent location for both convenience and lifestyle.

The flat itself has been recently redecorated throughout to a high standard, complemented by newly fitted carpets, creating a fresh and welcoming living space ready for immediate occupation. Additional benefits include UPVC double glazing and gas central heating, powered by a modern and efficient boiler.

The accommodation is particularly spacious, with a standout feature being the impressive 16ft x 16ft reception room. This bright and airy space is enhanced by a large, double-glazed bay window, allowing plenty of natural light to flood in while offering pleasant views over the green, perfect for relaxing or entertaining. The modern kitchen is well-appointed and fitted with a built-in oven and hob, providing both style and practicality. The bathroom is equally well-presented, featuring a contemporary three-piece suite.

Externally, the property further benefits from an invaluable allocated parking space to the rear, an increasingly rare and desirable feature in this popular location. This charming flat would make an ideal first-time purchase, investment opportunity, or coastal retreat, combining character, comfort, and convenience in equal measure.

Tenure: Leasehold - 189 years remaining

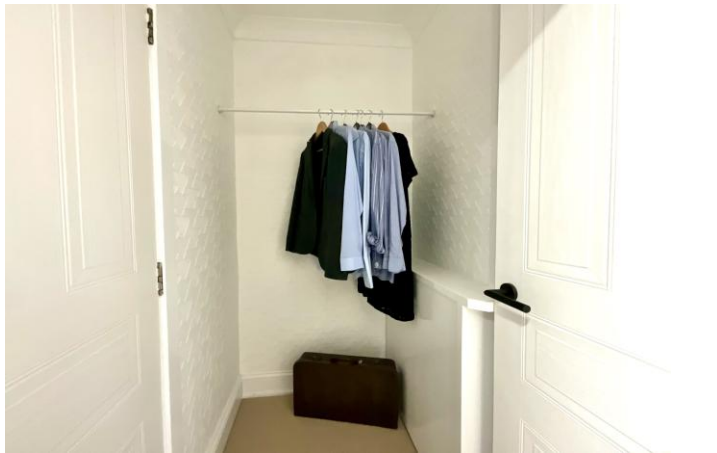
Service Charge £1,000 every 6 months

Ground Rent: none

EPC Rating: 70 | C

Council Tax Band: A





## FIRST FLOOR



Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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