

Estate Agents



Auctioneers



Cecil Road, Boscombe, Bournemouth, BH5 1DU **Guide Price £130,000 - Leasehold**

One Bedroom First Floor Flat | Communal Entrance | Entrance Lobby
Kitchen | Reception Room | Double Bedroom | Bathroom | Off-Street Parking | Long Lease
No Chain

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This bright and spacious one-bedroom first-floor conversion flat is conveniently located near local shops in Boscombe. It is just a short walk to the seafront and has easy access to Bournemouth town centre via road or bus.

The property features gas central heating, UPVC double glazing, and a generous reception room measuring 15ft by 14ft, complete with a bay window. There is also a galley-style kitchen and a good-sized double bedroom, along with a modern three-piece bathroom. Presented in good condition throughout, this flat is ideal for first-time buyers or as an investment, currently renting for £775 per month.

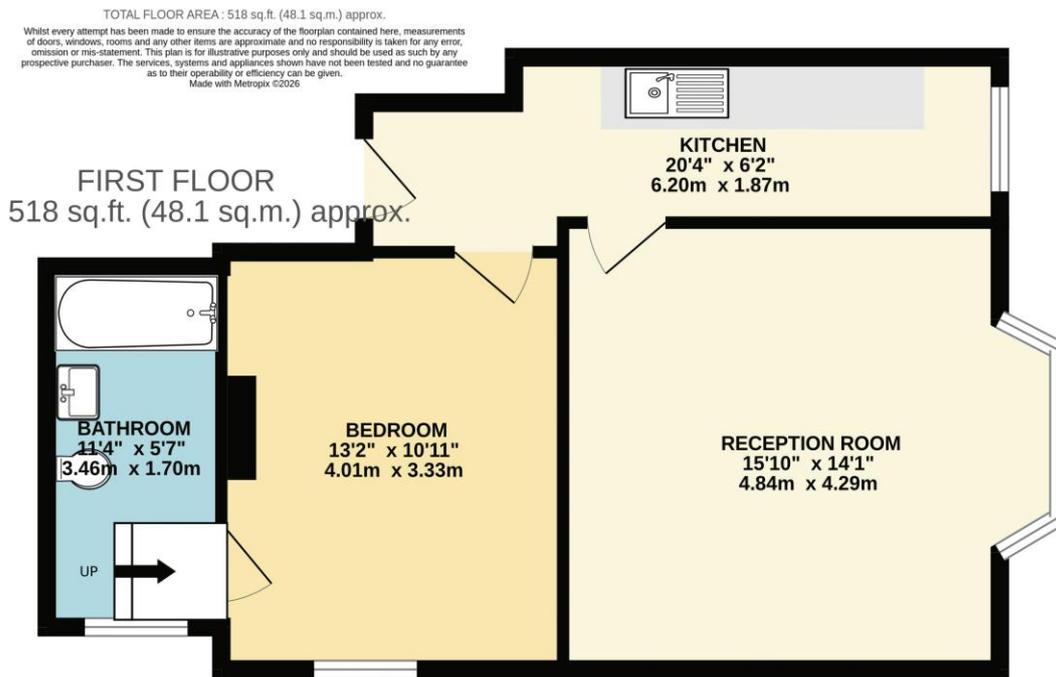
Additionally, the property includes unallocated parking for one car. (first come, first served)

Tenure: Leasehold – 102 years remaining. No pets or holiday lets.

EPC Rating: 67 | D

Ground Rent: £250.00 per annum fixed until 2041

Service Charge: £923.14 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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