



Estate Agents



Auctioneers

Percy Road, Boscombe, Bournemouth, BH5 1JF

Guide Price £280,000 – Share of Freehold

**Two Bedroom Ground Floor Flat | Two Bathrooms | Modern Kitchen
Walk-In Wardrobe In Both Bedrooms | Gas Central Heating | Allocated Parking | Beach Approximately 550 Metres Away
Easy Access To Local Shops | Ideal First Time Purchase**

This impressive two-bedroom split-level apartment is ideally located just a short walk from award-winning blue-flag beaches. It is also near vibrant high streets that offer a variety of shops, cafés, and seaside dining options. Additionally, there is convenient access to bus routes and Bournemouth train station, which provides direct services to Weymouth and London Waterloo. This property represents a fantastic opportunity for anyone seeking a stylish, move-in-ready home just 550 metres from the beach.

Key features include two spacious double bedrooms with ample storage and walk-in wardrobes, two bathrooms, allocated parking, and a private garden. The apartment comes with a share of the freehold and is tastefully decorated throughout. The open-plan living and dining area is enhanced by a charming bay window.

Upon entering, you are welcomed by a generous hallway that leads to all the main rooms on this level. The downstairs windows are all double-glazed. The expansive kitchen offers plenty of storage and countertop space, seamlessly connecting to the bright living and dining area. The large bay window allows abundant natural light, making it ideal for relaxation and entertaining. The upstairs windows are original sash windows that have been refurbished to a high standard, effectively excluding drafts. The two bedrooms are spacious and feature walk-in closets, with the master bedroom boasting a particularly large walk-in wardrobe. The primary bedroom is situated on its own lower floor and includes an ensuite bathroom, which is the second bathroom in the apartment. This ensuite is finished to a high standard, featuring "his and hers" sinks and a heated mirror. The second bedroom has access to the family bathroom, which is equipped with a bath that has a shower attachment, a WC, and a hand basin.

Outside, the apartment includes a private courtyard garden and an allocated parking space right in front of the property. Additional benefits include gas central heating and a Positive Input Ventilation system that helps maintain fresh air. We highly recommend scheduling a viewing to truly appreciate the apartment's charm.

Tenure: Share of Freehold

Service Charge: £1,194.00

979 years remaining on the lease - Pets Allowed, No Holiday Lets

Council Tax Banding: A

EPC Rating: 67 | D







Basement



Ground Floor

Total floor area 76.1 m² (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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