

Estate Agents



Auctioneers



## **Crabton Close Road, Boscombe, BH5 1HL** **Guide Price £89,950 - Leasehold**

Ground Floor Studio Flat | Separate Kitchen | Three Piece Bathroom Suite | Newly Extended Lease  
Character Block | No Onward Chain | Leasehold | Within Easy Reach Of Award Winning Beaches  
Excellent Transport Links | Walking Distance To Local Shops, Coffee Shops & Restaurants Perfect  
First Time Purchase / Investment | Viewing Highly Recommended

# Crabton Close Road, Boscombe, BH5 1HL

## Guide Price £89,950 - Leasehold

Introducing a unique opportunity to own a ground-floor studio apartment in Crabton Close Road, Boscombe, presented to the market with no onward chain. This property is perfectly positioned for convenient access to a wide array of shops, bars, restaurants, cafes, and coffee shops along the vibrant Boscombe high street. Plus, the stunning award-winning sandy beaches are just a short stroll away. This studio is part of a conversion that showcases character features such as high ceilings, contributing to a spacious and airy atmosphere.

Upon entering through a secure communal entrance, you'll find a separate kitchen that offers an integrated hob, oven, overhead extractor hood, and room for both a washing machine and a tall fridge freezer. The bathroom features a three-piece suite complete with a bathtub, toilet, and basin. Additionally, the apartment includes access to a communal car park with an allocated parking space directly reachable from the flat. Further advantages include double glazing and freshly painted walls throughout the property.

We highly recommend scheduling a viewing to fully appreciate what this apartment has to offer.

Tenure: Leasehold - 152 years remaining

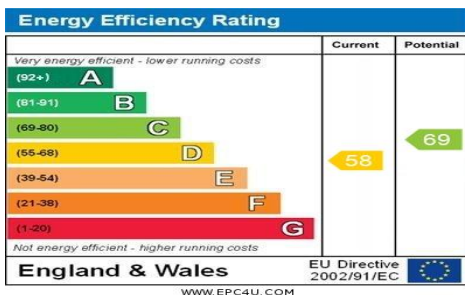
Service Charge: £1,537.50 per annum

Ground Rent: Peppercorn

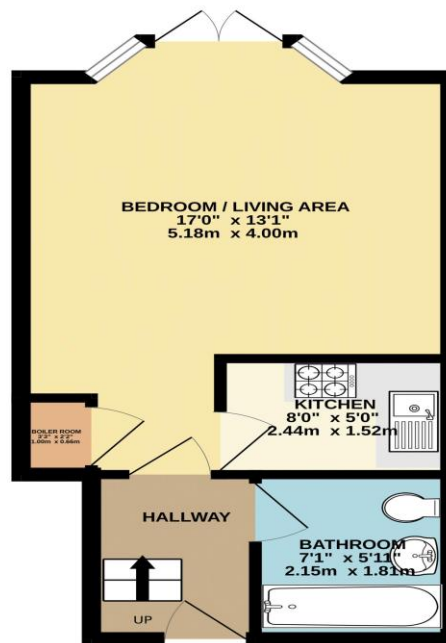
Pets/Holiday Lets: allowed with permission from the management company

Council Tax Banding: A

EPC Rating: 58 | D



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



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TOTAL FLOOR AREA: 311 sq.ft. (28.9 sq.m.) approx.  
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