



Estate Agents



Auctioneers

Cleasby Grange, Wollstonecraft Road, Boscombe Manor, Bournemouth, BH5 1JQ

Guide Price £239,950 – Share of Freehold

**Two Bedroom Ground Floor Apartment | Great Location Close to Clifftop | Communal Entrance | Hallway | Reception Room
Two Bedrooms | Kitchen | Bathroom | Additional WC | Patio | Garage | Communal Grounds | No Chain**

This spacious two-bedroom ground-floor apartment is ideally located just 50 yards from the stunning cliff top and beaches at Southbourne and is a short walk to Boscombe Pier. The well-presented property features UPVC double glazing, gas central heating, and a 16 ft reception room with a patio area. It includes two double bedrooms, a modern bathroom, 11 ft kitchen, additional WC, and a garage! With the added advantage of a share of the freehold and no chain, call to schedule a viewing today.

You enter via a secure communal entrance with an entry phone system. Inside, the apartment has a generous hallway with storage cupboards and doors leading to all main rooms. The impressive 16 ft x 11 ft reception room has sliding patio doors that open to a private patio area overlooking the secluded communal grounds. The 11 ft kitchen is fitted with an extensive range of wall and base units with contrasting work surfaces, a built-in oven and gas hob, and has space for all other appliances, along with a window to the side aspect.

The main bathroom features a stylish three-piece suite with a bath, WC, and basin, complemented by tasteful tiling. Additionally, there is a useful separate toilet with a wash hand basin. Both bedrooms are good-sized doubles, with the main bedroom equipped with a good range of fitted wardrobes, offering a pleasant view over the green communal grounds.

Externally, the building is surrounded by well-kept communal grounds, and you will also have access to a single garage in a block.

Tenure: Share of freehold

EPC Rating: 72 | C

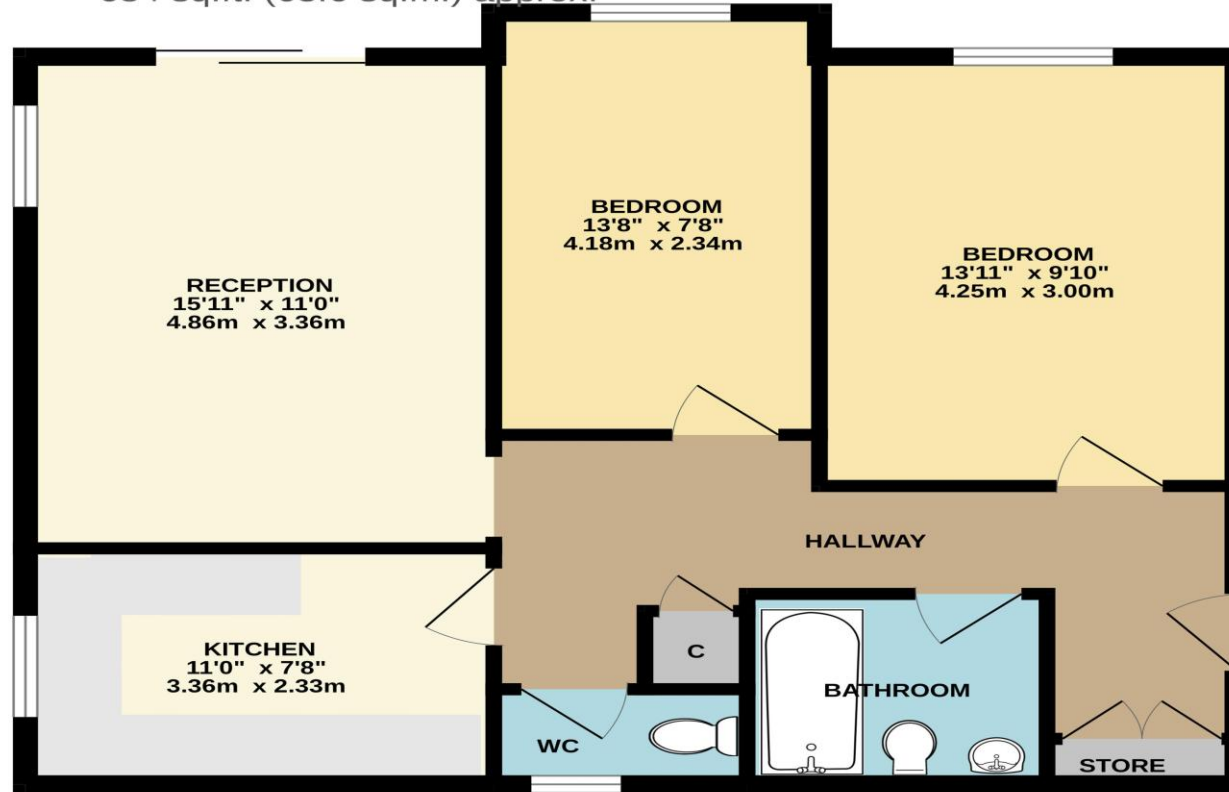
Council Tax Banding: D

Service Charge: £1,840 per annum (£920.00 paid twice yearly in March & September)





GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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