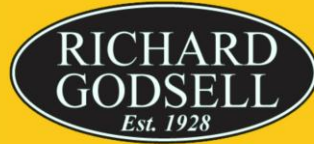


Estate Agents



Auctioneers



Park Lodge, Adeline Road, Boscombe, BH5 1EE

Guide Price £152,500 – Share of Freehold

Two Bedroom Top Floor Flat | Secure Communal Entrance | Hallway | Kitchen | Living Room
Bathroom | Private Balcony | Allocated Parking | Share of Freehold | Pets & Lets Allowed On Lease
Close To The Beach | Within Easy Reach Of Local Amenities | Ideal First Purchase or Investment

Park Lodge, Adeline Road, Boscombe, BH5 1EE

Guide Price £152,500 – Share of Freehold

A well-presented two double bedroom top floor flat, ideally located just moments from award-winning Blue Flag sandy beaches and within easy reach of Boscombe Town Centre, offering a wide range of shops, cafés, supermarkets, bars, restaurants and other amenities. This property would make an excellent first-time purchase or investment opportunity due to its highly desirable coastal location.

The property is accessed via a secure communal entrance with stairs leading to the top floor. Upon entering, a central hallway provides access to all rooms. Both bedrooms are comfortable doubles, offering ample space for furnishings such as wardrobes and chests of drawers. The living room is well-proportioned and provides a welcoming space to relax, with sliding doors opening onto a private balcony, ideal for enjoying the sunshine.

The kitchen offers a good range of worktop and cupboard space, along with room for an under-counter washing machine, oven and overhead cooker hood. A window provides natural light and ventilation, and there is sufficient space for a small dining table or breakfast bar. The bathroom comprises a bathtub with overhead shower, WC, wash basin and extractor fan.

Further benefits include gas central heating, double glazing and a telephone entry system for added security. Externally, the property also comes with allocated parking for one vehicle.

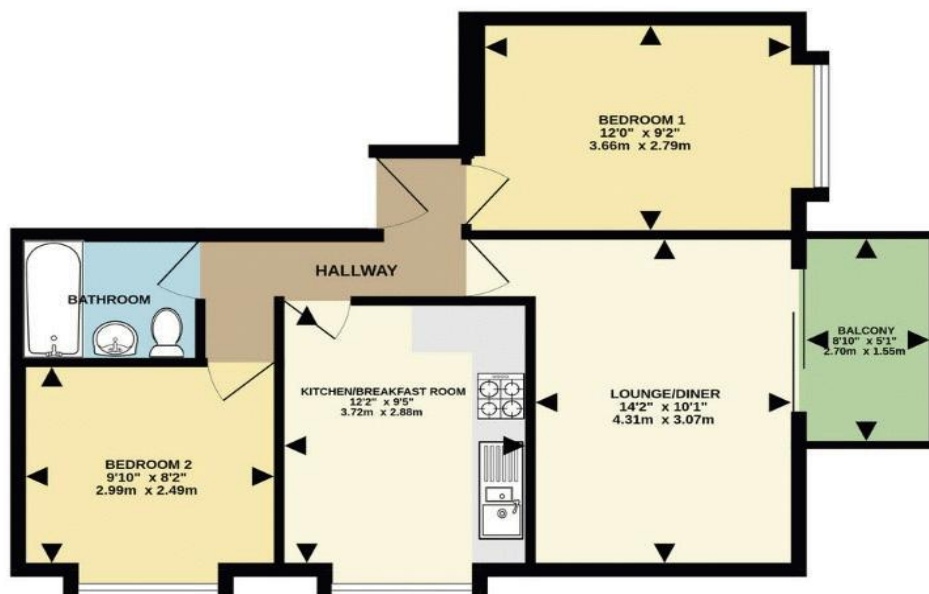
Tenure: Share Of Freehold - 995 years remaining (approx.)

Ground Rent & Service Charge £2,400.00 per annum

Council Tax Banding: B

EPC Rating: 53 | E

THIRD FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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