



Ground Floor Flat St. Clements Road,BOURNEMOUTH BH1 4EA

welcome to

Ground Floor Flat St. Clements Road, BOURNEMOUTH

A fantastic two-bedroom ground-floor garden apartment on St Clements Road, just a short walk from Boscombe High Street and the train station. Featuring a private south-facing garden, gas central heating, and a long lease, this home is perfect for first-time buyers or investors.





Entrance Hall

Kitchen

10' x 6' 8" (3.05m x 2.03m)

Lounge/ Diner

12' 9" x 9' 9" (3.89m x 2.97m)

Bedroom One

12' x 9' 9" (3.66m x 2.97m)

En Suite

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Bathroom

Utility

TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

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

welcome to

Ground Floor Flat St. Clements Road, BOURNEMOUTH

- Spacious two-bedroom ground-floor apartment
- South-facing private rear garden
- Double glazed with gas central heating
- Close to train station and transport links
- Short walk to Boscombe High Street

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2002.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110047



Property Ref:
WTN110047 - 0006

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