

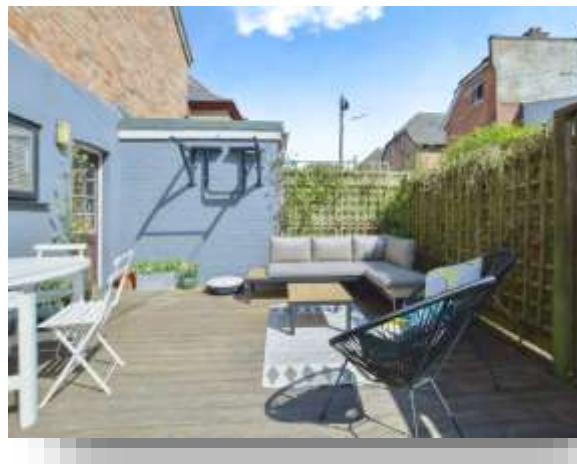


**Ground Floor Flat St. Clements Road, BOURNEMOUTH BH1 4EA**

**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.





**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](http://www.focalagent.com)

### **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**

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**



view this property online [fox-and-sons.co.uk/Property/WTN110047](http://fox-and-sons.co.uk/Property/WTN110047)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

WTN110047 - 0006



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