



## Boscombe

One bedroom first floor flat - close to local shops  
EPC Rating: Band C

**Fixed Price £95,000 Leasehold**

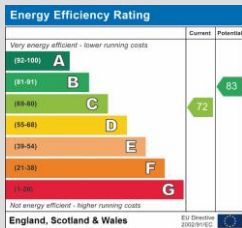




## Boscombe, Bournemouth

A FIRST FLOOR ONE BEDROOM APARTMENT CLOSE TO LOCAL SHOPS

- Lounge with Kitchen Area
- Bedroom • Bathroom
- Gas Central Heating
- Double Glazed Windows
- Ideal Buy to Let or First Time Buy (ref 495984)



### The Property

This first floor flat is situated in this central convenient location being a short walk from the local shops at Boscombe with its Sovereign shopping centre. Local bus services there lead to Bournemouth and Christchurch town centres, and the surrounding areas.

The property is approached via a communal entrance, and a flight of stairs leads to the first floor.

The front door leads into the Lounge which has a feature bay window overlooking the front of the property. There is a Kitchen area with fitted floor cupboards with working surface over, with fitted oven and hob and extractor over. There are matching wall mounted cupboards, and space for a fridge. From the Lounge a door leads to the Bedroom with a window overlooking the rear of the property. There is a Bathroom with a panelled bath, with white three piece suite.

The property benefits from gas fired central and double glazed windows.

The property would make an ideal buy to let investment or first time purchase.

**Lounge Area**  
3.58m (11'9) x 3.45m (11'4)

**Kitchen Area**  
2.57m (8'5) x 1.09m (3'7)

**Bedroom**  
3.15m (10'4) x 2.51m (8'3)

**Bathroom**  
3.61m (11'10) x 1.42m (4'8)



This Floor Plan is for guidance only and is NOT to SCALE  
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Brochure prepared by Neil Betts

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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