



Estate Agents



Auctioneers

# Ground Floor Flat, Newlands Road, Boscombe East, Bournemouth, BH7 6NX

## Guide Price £425,000 – Freehold

**Three Bedroom Ground Floor Apartment | Entrance Hallway | W/C | Reception Room | Three Bedrooms | Luxury Bathroom  
21' Kitchen/Diner | Garage (converted into Office) & Long Driveway | Store | Landscaped Rear Garden | Freehold**

A superbly presented and spacious three bedroom ground floor flat situated in a unique location with stunning views over Kings park. The property sits at the head of the cul de sac with uninterrupted views and is the only property with its reception room looking directly over the park. Features include UPVC double glazing, gas central heating, 14' reception room with views over the park, modern 21' kitchen/diner, luxury four piece bathroom suite, three good sized bedrooms, garage (converted to office space) off street parking for several cars, lovely secluded landscaped garden to rear and the benefit of the Freehold Title. Viewing essential.

Enter into the generous hallway with cupboard and useful separate cloakroom with wash hand basin. The 14' reception room has a bay window that faces out with views directly over the park and a feature fireplace. The impressive 21' kitchen/diner has French doors leading to the garden and windows overlooking the park; the kitchen is fitted with a modern range of wall and base units with wood-block worksurfaces over, incorporating a breakfast bar.

To the front aspect is the 14' master bedroom with a double glazed bay window and feature windows to the side; bedrooms two and three are also good sizes. The main bathroom has been luxuriously re-fitted with a modern suite of walk-in shower with glass screen, bath with built-in television, basin and w/c with stone surfaces; complemented by contemporary tiled floors & walls.

Outside, the ground floor flat retains all of the front garden and long driveway for 3/4 cars. The original garage has been converted into office space with power and light and has French doors leading to the garden from the side. There is a large storage shed at the rear of the garage. The lovely secluded garden has been landscaped with decking area, feature borders and artificial grass.

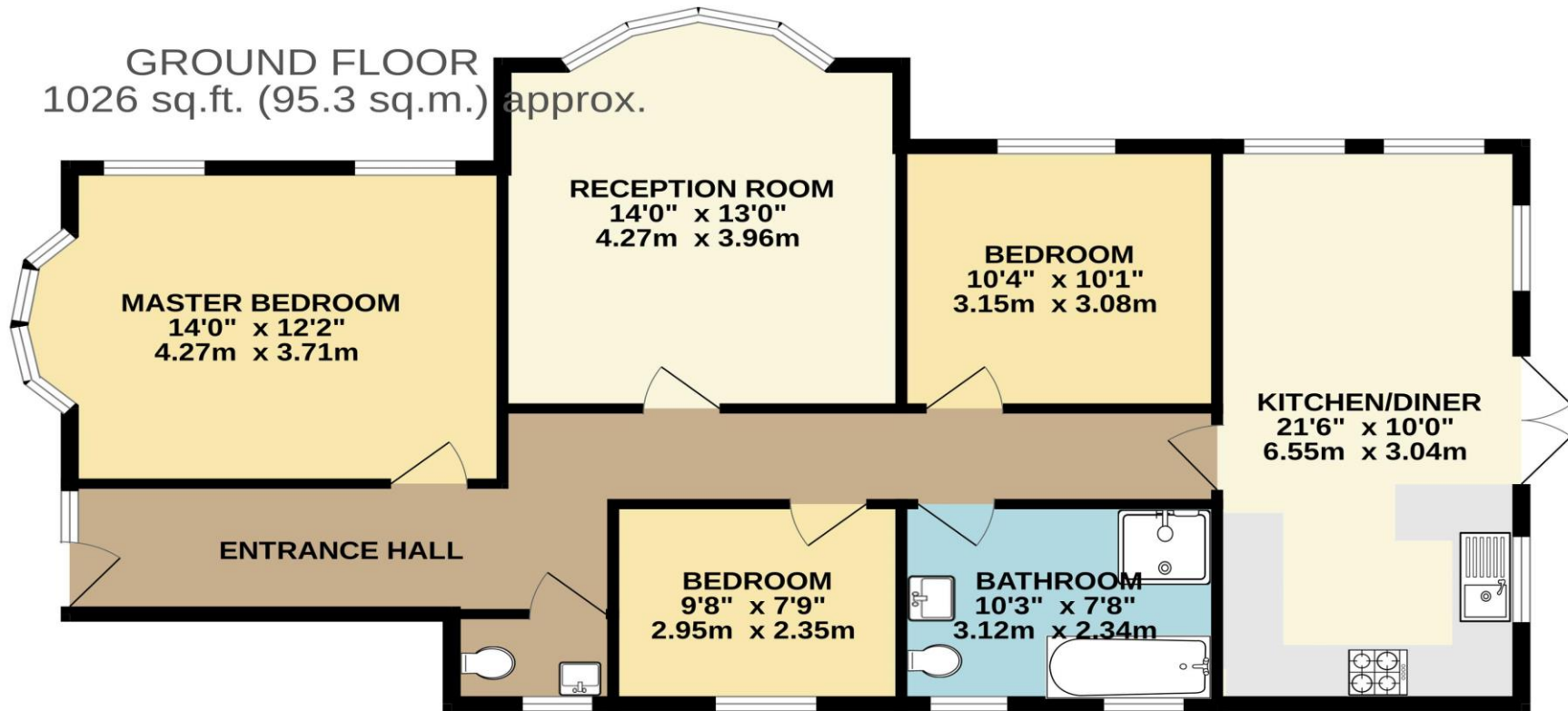
Tenure: Freehold  
EPC Rating: D

Council Tax Band: B





GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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