



Estate Agents

RICHARD GODSELL
Est. 1928

Auctioneers

Browning Avenue, Boscombe Manor, Bournemouth, BH5 1NN

£330,000 – Leasehold

Three Bedroom Two Bathroom Ground Floor Flat in Premier Location
Entrance Hallway | Reception Room | Kitchen/Breakfast Room | Master Bedroom with En-Suite Shower Room
Two Further Double Bedrooms | Bathroom | Garage | No Chain

A spacious three bedroom, two bathroom ground floor flat situated in one of Boscombe Manor's premier locations - set betwixt shops and the stunning clifftop with sandy beaches below. The property features excellent room sizes - spanning 1136 sqft of accommodation, 20' reception room, three genuine double bedrooms, modern bathroom, kitchen with built-in appliances, garage, electric heating, replacement insulated immersion tank with a hot and cold pressured water system (power showers) and double glazing. Viewing highly recommended.

The flat enjoys generous room proportions throughout with a large welcoming hallway leading to all the rooms. The lounge measures 20' in length, has a gas fire, large double glazed window to the front aspect and secondary window to the side. The kitchen has a good range of fitted units with matching worktops and a range of built-in appliances. There are three double bedrooms, the 14'9 x 12'9 master bedroom has fitted wardrobes and its own en-suite shower room and w/c. The second bedroom faces the rear of the property and has fitted wardrobes, whilst the third is also a good sized double and has a view over the garden. The main bathroom comprises a large bath with shower over, w/c and wash hand basin.

Outside, there is a garage with power & light and well tended communal grounds.

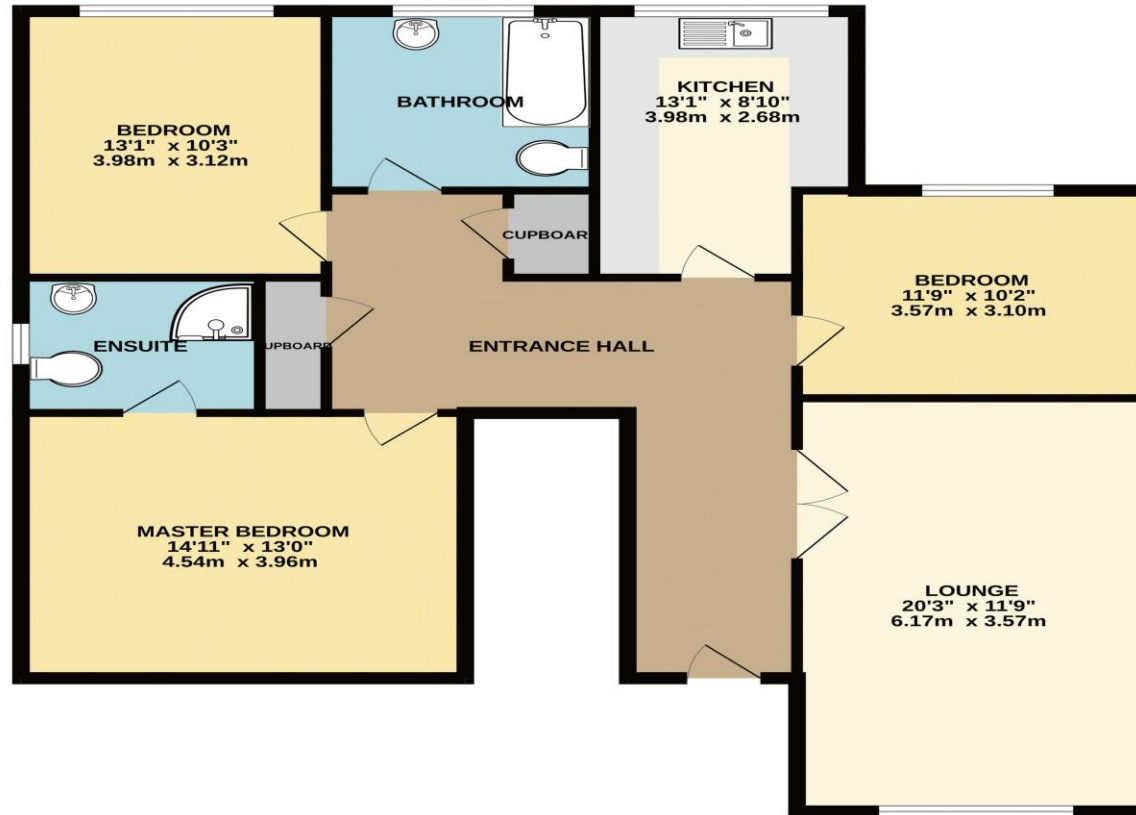
Tenure: Leasehold - 160 year lease from 1976
Maintenance Charge: Currently £1,354 per annum
EPC Rating: 63 | D

Ground Rent: £125 per annum
Council Tax Band: C





GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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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