

**Flat F, 8 Percy Road,
Bournemouth, BH5 1JF**



Property overview

Guide Price £130,000

A well presented, character one bedroom first floor flat in Percy Road, Boscombe. Convenient for the popular shops, bars and entertainment of Southbourne Grove (1.1 miles), Southbourne Beach (2.2 miles), Boscombe High Street (2.1 miles), Boscombe Beach and Chine (0.5 miles) as well as travel routes to Bournemouth (0.9 miles), Christchurch (2.1 miles) and Poole (6.3 miles).

The accommodation offers entrance hall, open plan lounge/diner, double bedroom with built in wardrobe, bathroom and recently replaced kitchen.

The property also benefits from communal gardens, character features, and 114 year lease.



Accommodation

Externally:

Front a rear communal gardens, path to rear and Glen Road (providing unrestricted on road parking), communal entrance door to:

Communal Entrance Foyer:

Character coving, character tiled entrance way, stairs to first floor.

Entrance Hall: 8' 6" x 2' 11" (2.59m x 0.89m)

Light point, low level consumer unit, doors to accommodation.

Open Plan Lounge/Diner: 20' 0" x 12' 8" (6.09m x 3.86m)

9'11" ceiling height, character coving surround, telephone entry system, bay window to front, door to bedroom and opening to:

Kitchen: 8' 7" x 6' 5" (2.61m x 1.95m)

Character coving surround, range of eye and base level units, integrated LOGIK oven with induction hob over and extractor fan above, tiled splash back surround, stainless steel sink/drainage with mixer tap over, space for washing machine, space for fridge/freezer, herringbone effect laminate flooring.

Bedroom: 9' 7" to front of integral wardrobe x 7' 11" (2.92m x 2.41m)

Sash windows to side aspect, electric digital operated radiator, sliding door built in wardrobe.

Bathroom: 7' 2" x 6' 4" (2.18m x 1.93m)

Extractor fan, part tiled walls, panelled bath (with mixer taps and BRISTAN electric shower over), pedestal wash hand basin with vanity mirror over, electric heater, door to:

Airing Cupboard: 2' 2" x 1' 1" (0.66m x 0.33m)

Providing storage, housing hot water cylinder.

Lease:

114 years remaining (approximately). 125 years from 04/10/2013.

Service Charge:

£1,658.62 per annum

Ground Rent:

£150 per annum

Photography



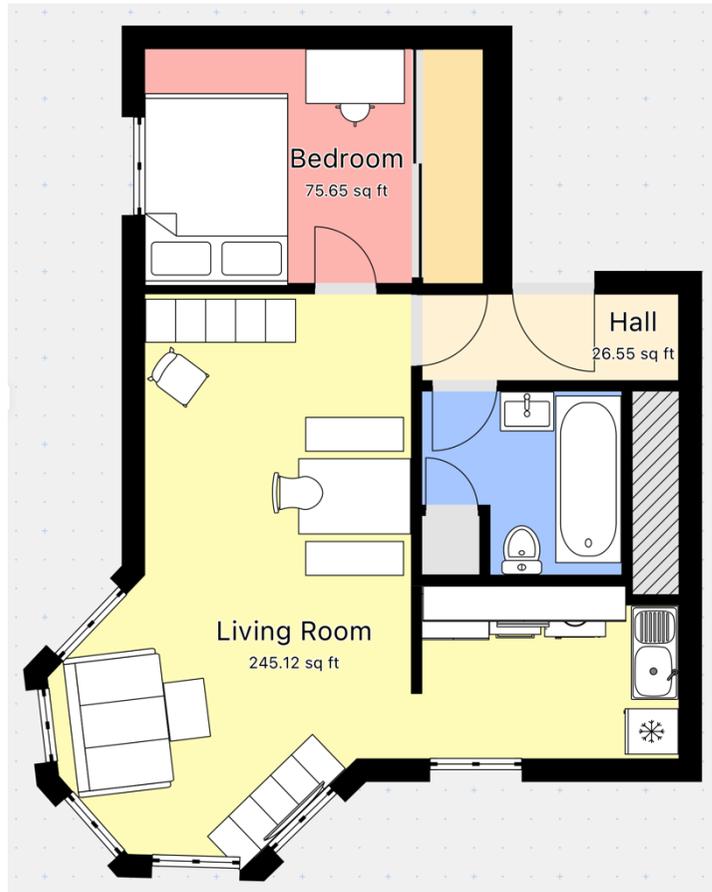






Floor Plan

EPC



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