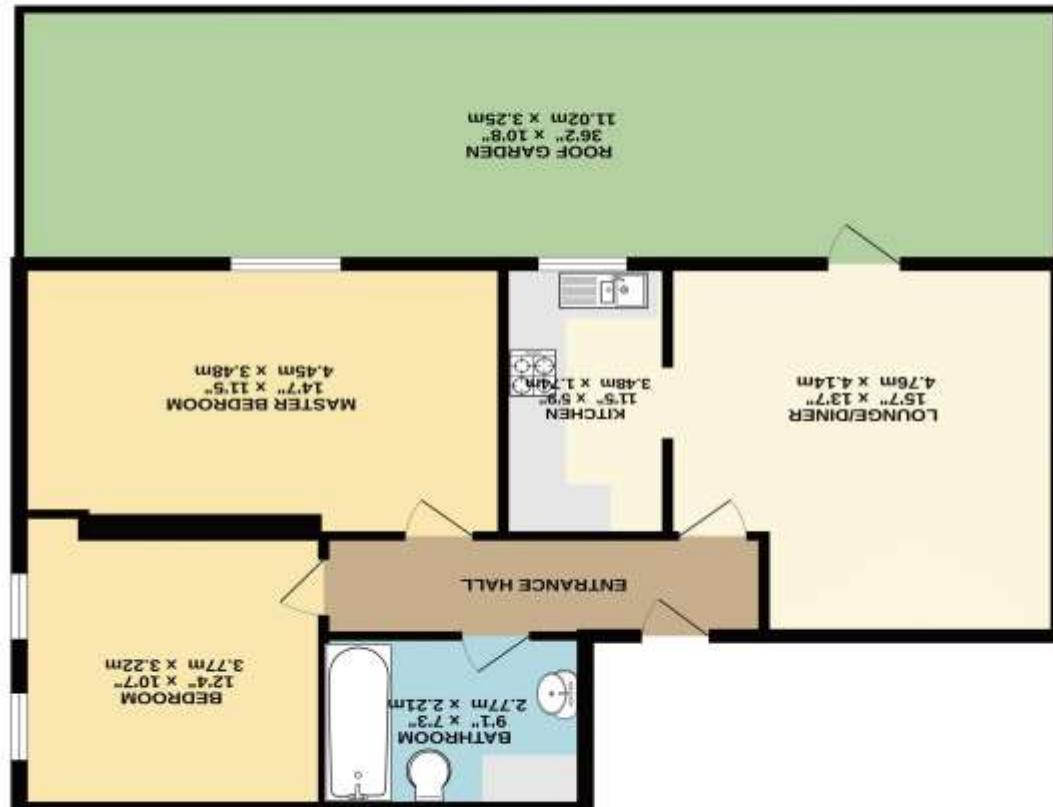


Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a legal contract. No person in this firm has the authority to make or give any representation or warranty in respect of the property.

These particulars are given without responsibility and no guarantee is given as to their accuracy. Measurements are approximate and no account has been taken of planning regulations. The services, appliances and specific fittings, room sizes and fixtures and fittings are not tested by us and no guarantee is given as to their condition. Prospective buyers must satisfy themselves as to the condition of the property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm has the authority to make or give any representation or warranty in respect of the property.



FIRST FLOOR FLAT  
677 sq.ft. (62.9 sq.m.) approx.



# Glen Road, Boscombe, Bournemouth, BH5 1HR

Offers In Excess Of £290,000 – Leasehold

**Two Bedroom First Floor Flat | Close To Local Shops & Beach | Modern Kitchen | Lounge Diner | Hallway | Spacious Roof Garden Terrace | Off Road Parking | Modern Bathroom With Utility Area**

**VENDOR SUITED:** This beautifully presented two-bedroom first-floor apartment is located in a charming converted building and features a stunning fitted deck garden terrace, which provides an excellent outdoor entertaining space. The current owners have refurbished the property to a high standard throughout. Access to the apartment is through a shared communal hallway, with stairs leading to the front door. Upon entering, you will be welcomed by a spacious hallway that leads to all rooms. The bright and roomy living room has ample space for both a sofa and a dining table. Beyond the living room, there is a modern fitted kitchen that overlooks the garden terrace. The kitchen offers plenty of countertop space, along with an integrated gas hob, space for a dishwasher, extractor fan, and a modern Glow-worm boiler.

Step into a beautifully designed contemporary bathroom suite that is mostly tiled and thoughtfully includes a convenient storage area for your washing machine and dryer. Enjoy the luxury of a bathtub complete with an overhead shower, along with a stylish toilet and washbasin. Both bedrooms have been tastefully redecorated, offering generous space and abundant natural light, ideal for creating a warm and inviting atmosphere. Enjoy the convenience of designated parking for one vehicle right outside.

**Tenure:** Leasehold with 95 years remaining. Holiday lets are not permitted, but normal letting is allowed. Pets are permitted at the discretion of the freeholder (cats have been allowed)

**Service Charge:** There is no service charge, and the ground rent is a peppercorn at £250 per annum.

**Council Tax Band:** B

**EPC Rating:** 72 | C

