

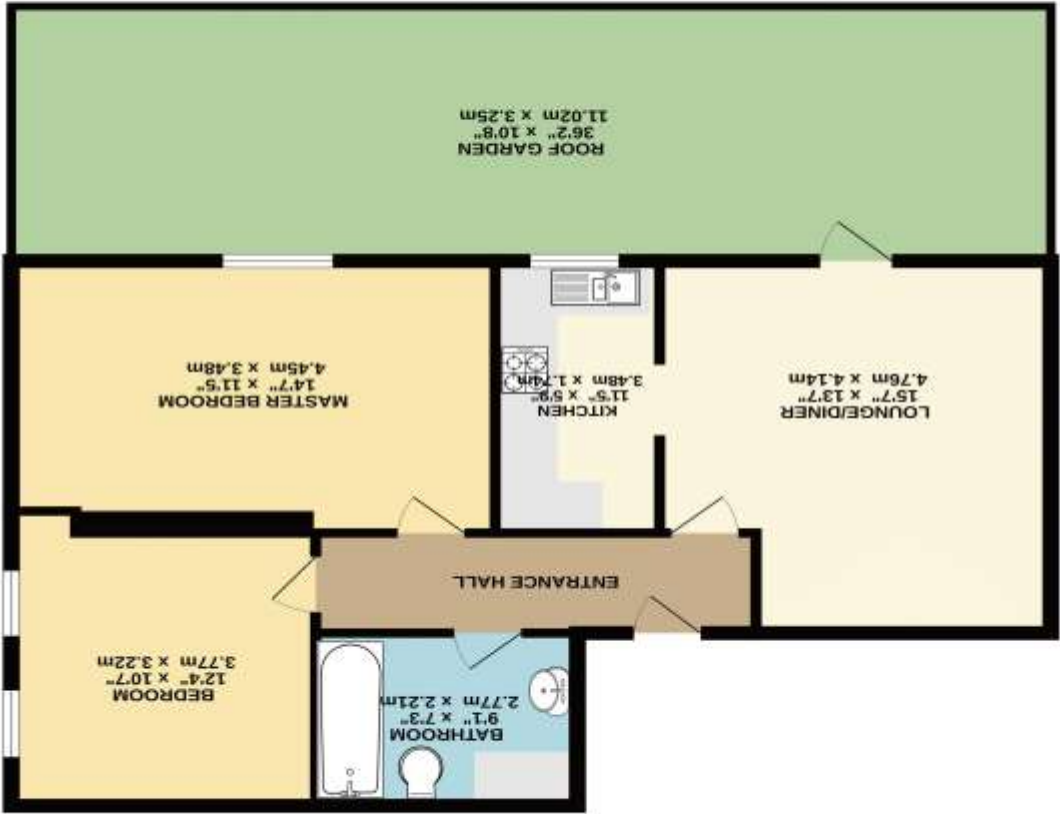


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FIRST FLOOR FLAT  
677 sq.ft. (62.9 sq.m.) approx.



## **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

