DANEHURST

ESTATE AGENTS



CAMBRIDGE ROAD, BOURNEMOUTH, BH2 6AG

Offers over £120,000



** Guide Price £120,000 - £125,000 **

Town Centre Location | Ground Floor Flat with Parking | Share of Freehold

Offered for sale with no forward chain, this well-presented ground floor flat enjoys a convenient town centre location whilst being quietly positioned at the rear of the building, overlooking the communal gardens.

The property benefits from a share of freehold and will be granted a new 999-year lease upon completion. Additional benefits include a brand new combi boiler, gas central heating and double glazing throughout. Recently redecorated, the accommodation comprises an open plan living/kitchen area, a separate double bedroom and a bathroom.

Positioned at the rear of the building, the flat enjoys a pleasant outlook over the communal gardens. Externally, residents can enjoy the communal rear garden, and the property also benefits from an allocated parking space.

Ideally situated within easy reach of the town centre's shops, restaurants and leisure facilities, the property is adjacent to Lower Bournemouth Gardens and close to Bournemouth Tennis Centre, gym and excellent transport links.

An excellent first-time purchase, investment opportunity or lock-up-and-leave home, offered vacant with no forward chain.

Tenure: Share Of Freehold - Council Tax Band: A - Service Charge £210 per qtr. (£840pa)







- Ground floor flat
- Share of freehold, 999 Year lease
- Vacant - No Chain
- Allocated Parking
- Brand new combi boiler
- Recently redecorated
- Brand New Roof on the block
- Town centre location
- Double glazed
- Gas central heating



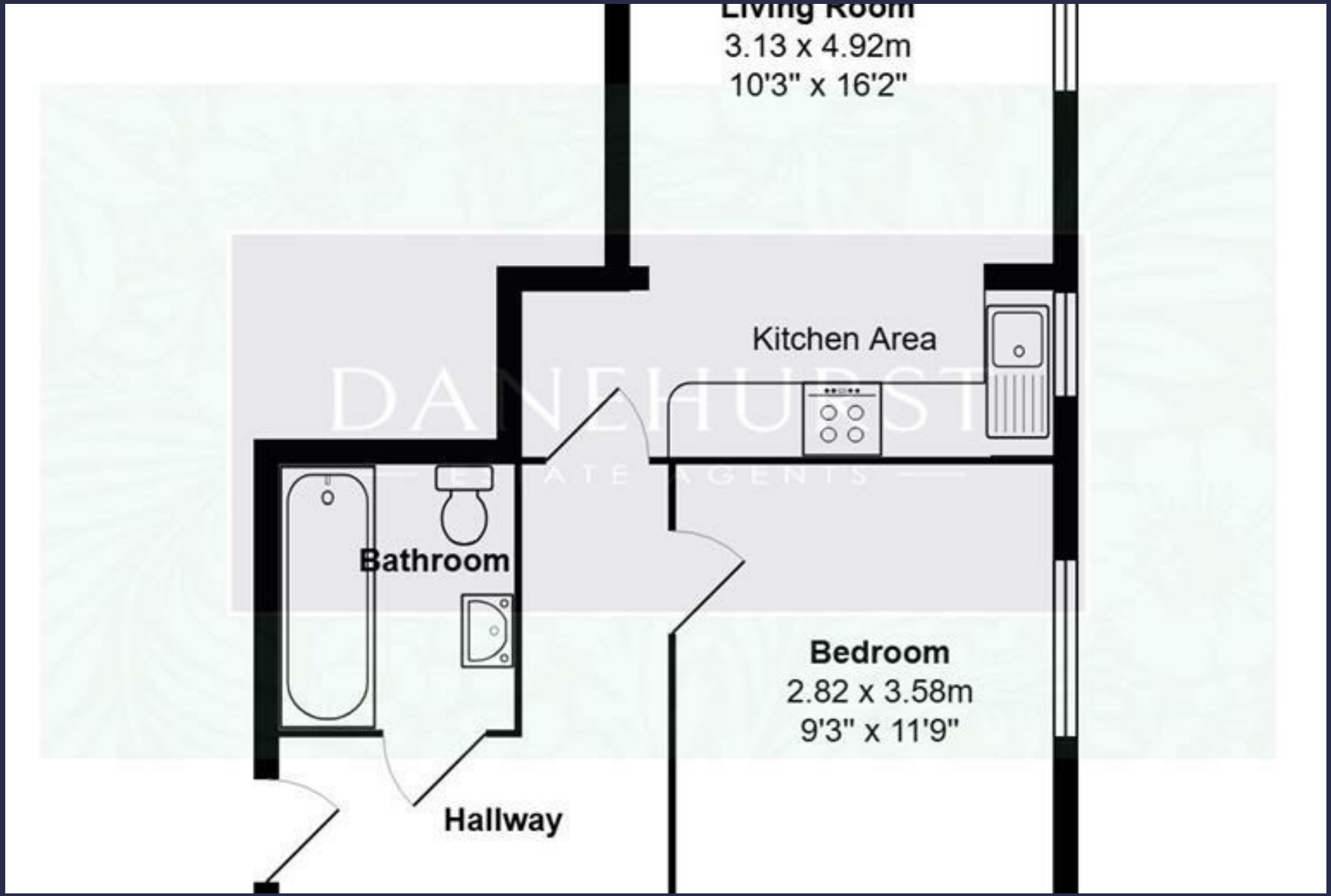








Location


Living Room
3.13 x 4.92m
10'3" x 16'2"
Kitchen Area
Bathroom
Bedroom
2.82 x 3.58m
9'3" x 11'9"
Hallway

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