

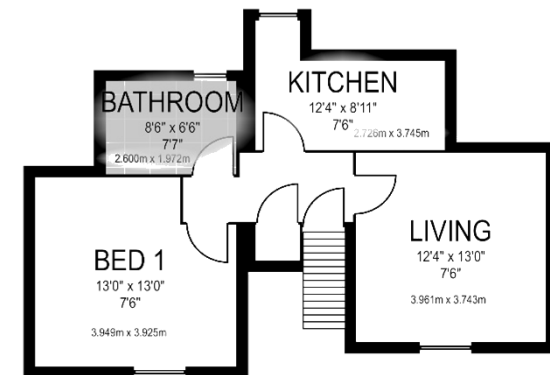
Flat 5, 24 Walpole Road, Boscombe, BH1 4HD  
SHARE IN FREEHOLD  
OIEO £140,000



Dimensions Property Sales are delighted to offer this well presented one double bedroom second floor apartment within walking distance to local amenities and Bournemouth's award winning sandy beaches, Pier, Promenade and Chine Gardens.

**KEY FEATURES:**

- One Double Bedroom Top Floor Apartment
- Located on the Second floor
- Allocated Parking Space
- Small Private Garden
- Holiday Lettings Permitted
- Separate Kitchen
- Bright and Spacious Living Room and Bedroom
- Modern spacious bathroom
- **Tenure:** Share in Freehold
- **Service Charge:** £240pa and works as & when



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification for their Solicitor or Surveyor. References to the tenure of a Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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**THE ACCOMMODATION COMPRISES-**

**Please note** these details are intended as a guide to the accommodation on offer only. All measurements are approximate and none of the appliances have been tested.

Stairs to all floors

**Hallway**

Plain plastered ceiling, pendant light fitting, smoke alarm, storage cupboard housing electrics, intercom phone and grey laminate wooden effect flooring.

**Kitchen – 12'4 x 8'11**

Combination of wall and base units with contrasting work surface over. Part tiled walls. Plain plastered ceiling. Plumbing available for washing machine, plumbing for dishwasher, space for under counter fridge, grey laminate wooden effect flooring, gas hob, electric oven, fitted cooker hood. Radiator, pendant light fitting and window to front elevation.

**Lounge – 12'4 x 13'**

Plain plastered ceiling, window to rear elevation, radiator, fitted shelving and desk into recess.

**Bedroom – 13' x 13'**

Plain plastered ceiling, pendant light fitting, radiator, window to rear elevation, carpet flooring, cupboard housing boiler.

**Bathroom**

Plain plastered vaulted ceiling, Velux window to front elevation, tiled walls, extractor fan, wall mounted mirror, LLWC, wash hand basin, heated towel rail, chrome hand towel rail and panelled bath with shower attachment.

**Garden Area**

Private garden area laid to lawn enclosed by hedging with shrub borders.

The property benefits from one allocated parking bay at the front of the building.



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