



FLAT D
8 PERCY ROAD
BOURNEMOUTH
BH5 1JF

LEASEHOLD
ASKING PRICE
£130,000

“An exceptionally well presented, one double bedroom ground floor flat with character features. Located in Boscombe Manor, less than 550 metres to the beach”

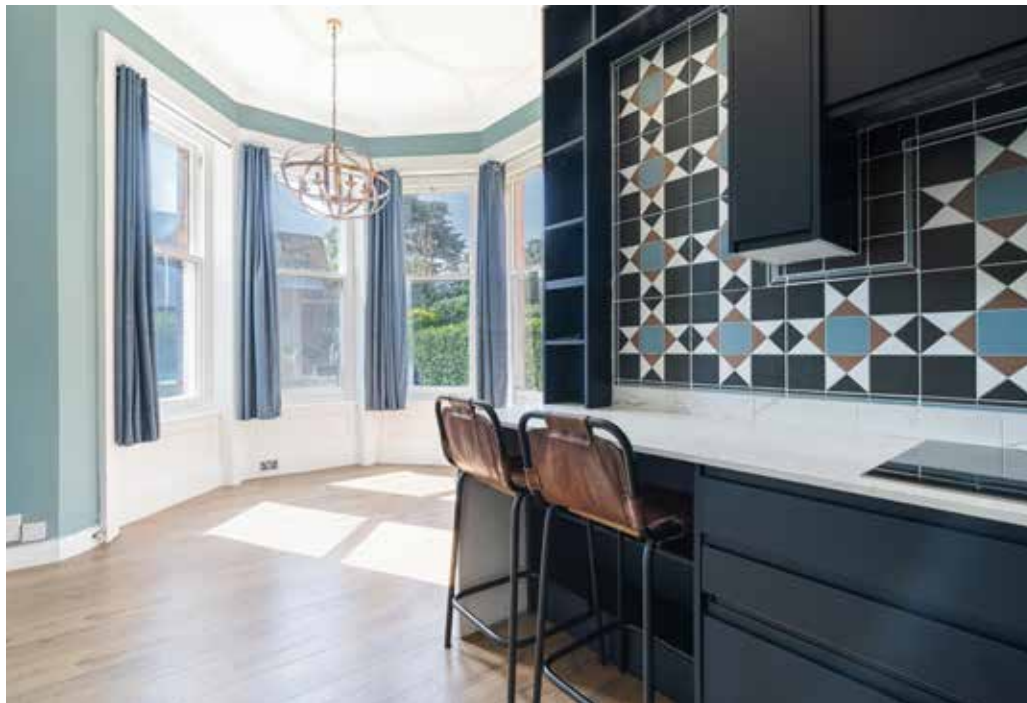
Winkworth

for every step...

ASKING PRICE £130,000

Ground Floor
Double Bedroom
Wet Room Style Bathroom
Modern Kitchen/Lounge
Period Features
Communal Garden
Vacant Possession
550m To The Beach

EPC: E | COUNCIL TAX: A | LEASEHOLD 109 YEARS RE-
MAINING MAINTENANCE £1450 P/A | GROUND RENT £150
P/A | HOLIDAY LETS AND PETS NOT PERMITTED
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Why Percy Road?

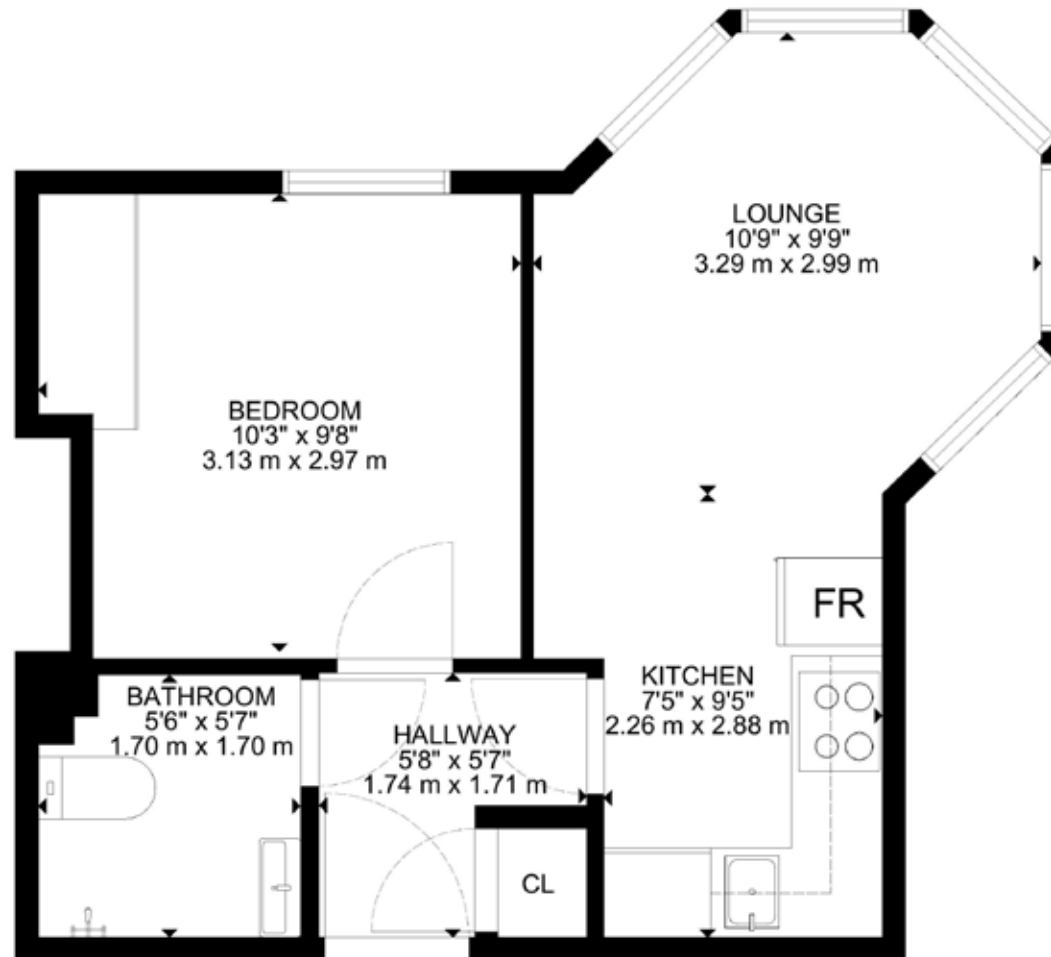
Percy Road is conveniently located just 550 metres to Boscombe Pier where you can find miles of golden sandy beach and panoramic views from the Isle of Wight to Old Harry Rock along with a promenade stretching from Hengistbury Head to Sandbanks. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife with established venues such as the O2 Academy hosting a wide range of events. Approximately a mile away is Southbourne's vibrant high street which has been rejuvenated over recent years to include numerous independent restaurants, cafés and convenience shops, excellent transport links and Pokesdown train station for anyone looking to commute.

This ground floor one bedroom flat is immaculately presented throughout and has been refurbished by its current owners whilst retaining its character features including sash windows.

The open plan kitchen / lounge enjoys a large bay window which is almost floor to ceiling, filling the room with natural light. The kitchen is fitted with range of modern cabinets, built in oven and hob. It has been designed to maximise space including a pull out drawer dishwasher. A storage cupboard in the hallway includes a washing machine with loft storage space.

The double bedroom benefits from a fitted wardrobe with space for additional furniture. The bathroom has been remodelled into a wet room with a wall mounted shower, wash basin and w.c. Outside, there is a communal garden with a seating area.

8 Percy Road



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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