



BREEZE, 4 OWLS ROAD, BOSCOMBE SPA, DORSET, BH5

£135,000 LEASEHOLD

A very well presented one bedroom apartment situated just a short walk away from the beach and re-developed Pier at Boscombe whilst also being close to good transport links, popular shops bars and restaurants. The property is in superb order throughout and would make an ideal investment of first home.

Second floor | One double bedroom | Modern shower room | Good size lounge diner | Fitted kitchen | Great location for the beach | Ideal first home or buy to let | Remainder of the Premier Building Guarantee

Southbourne | 01202 434 365 |

Winkworth



LOCATION

Boscombe is a very popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number good shopping facilities varying from well-established independents to the popular high street names.

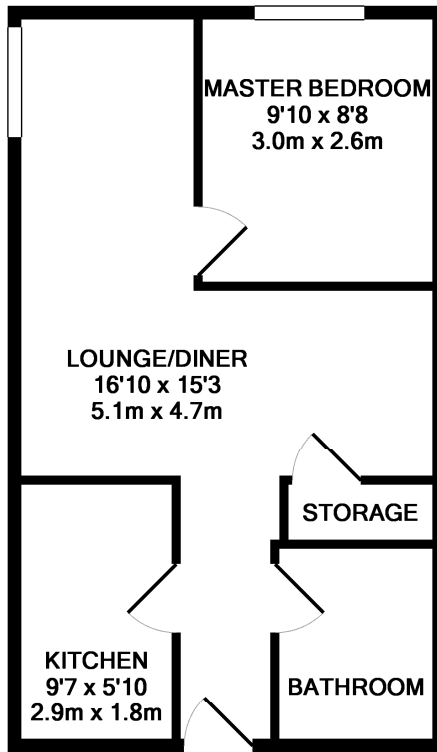
The Pier, Promenade and Chine Gardens are without a doubt one of the area's most special features, having undergone extensive investment and now benefiting from Sea front restaurants, a surf school and delicatessen selling local produce.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



DESCRIPTION

The property is situated on the second floor which is accessed via a lift or stairs through well-presented communal hallways. A private front door then leads into the entrance hall. There is a large L shaped lounge diner with ample room for a dining table and a floor to ceiling window. The kitchen is separate from the lounge and is fitted with a range of base and eye work units with an electric oven & hob, free standing washer / dryer and fridge freezer which are included within the sale. There is one good size bedroom with space for free standing furniture and an opening opaque glass window. The shower room is modern and is fitted with a suite to include a WC, wash hand basin and cubicle shower. There is a communal bike store within the grounds of the development.



TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 434365 for a rental valuation

COUNCIL TAX BAND: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £820 per annum

AT A GLANCE

- Second floor
- One double bedroom
- Modern shower room
- Good size lounge diner
- Fitted kitchen
- Great location for the beach
- Ideal first home or buy to let
- Remainder of the Premier Building Guarantee

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C	80	80
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Southbourne | 01202 434 365 |

Winkworth