



Flat 1, Michelgrove House
Boscombe Spa BH5 1JJ
GUIDE PRICE £475,000 - £500,000

Winkworth



GROSS INTERNAL AREA
 FLOOR 1: 428 sq. ft. 40 m², FLOOR 2: 1915 sq. ft. 178 m²
 EXCLUDED AREAS: , PORCH: 147 sq. ft. 14 m²
 TOTAL: 2343 sq. ft. 218 m²





GUIDE PRICE - £475,000-£500,000

01202 434365 | southbourne@winkworth.co.uk

Built in 1899, Michelgrove House has been converted into a range of self contained apartments. Flat one is a large ground floor apartment with high ceilings and a range of traditional period features throughout. On entering the property you are greeted by the grand entrance hall, which leads you off into the principle rooms. The largest bedroom has an en-suite bathroom and measures approximately 380 sqft. Bedroom two offers similar sized dimensions and has a feature fireplace and large bay window over-looking the beautiful gardens. The spacious lounge opens into a sun room with double doors leading onto the south facing grounds.

The large kitchen / diner has a range of fitted units with a gas hob and integrated double oven. there is ample space for a dining table and a separate larder. A hallway leads off the kitchen to the separate w/c and the basement access via a stairway. The basement is full height ceilings and has many options for usage.

- **Two / three Double Bedrooms**
- **Expansive Lounge**
- **Allocated Parking**
- **Kitchen/diner**
- **Communal Garden**
- **Full Height Basement**

Leasehold | EPC: E | Holiday Lets Permitted | Council Tax: D





Boscombe is the suburb of Bournemouth and is located to the south east and neighbours both Bournemouth and Southbourne. Boscombe High Street offers a varied shopping experience with a number of well known high street stores. The area benefits from a number of local attractions including the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Winkworth Southbourne
29 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 434365 | southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

Winkworth