



**FLAT D, 8 PERCY ROAD**  
BOSCOMBE, BH5 1JF  
OFFERS IN EXCESS OF - £125,000

**Winkworth**







OIEO - £125,000

01202 434365 | southbourne@winkworth.co.uk

## A beautifully decorated, one double bedroom, ground floor apartment with character features - less than 550m to the beach.

Winkworth Southbourne are delighted to offer for sale, this immaculately presented ground floor apartment within close proximity to the golden sandy beach and the vibrant high street.

Inside, the apartment benefits from a double bedroom with the original sash windows allowing light to fill the room, with fitted wardrobes and space for a range of furniture.

The stylish, modern bathroom has been refurbished and fitted out as a wet room with a wall mounted chrome shower, vanity style wash basin and WC.

The open plan lounge / kitchen offers a great space to relax in. The large bay window is almost floor to ceiling, filling the room with light with modern wood laminate flooring running throughout. The kitchen is fitted with an array of wall and base mounted units with a cream gloss finish, designed to maximise the use of space and features a ceramic hob and integrated electric oven. A storage cupboard in the hallway has plumbing for a washing machine. There is a useful void space which provides further storage.

The property benefits from a south-facing communal garden with a seating area.

Double Bedroom | Wet Room Style Bathroom | Modern Kitchen | Spacious Lounge | Period Features | Communal Garden | 550m To The Beach | Holiday Lets / Pets Not Permitted  
No Forward Chain

EPC: E | COUNCIL TAX: A

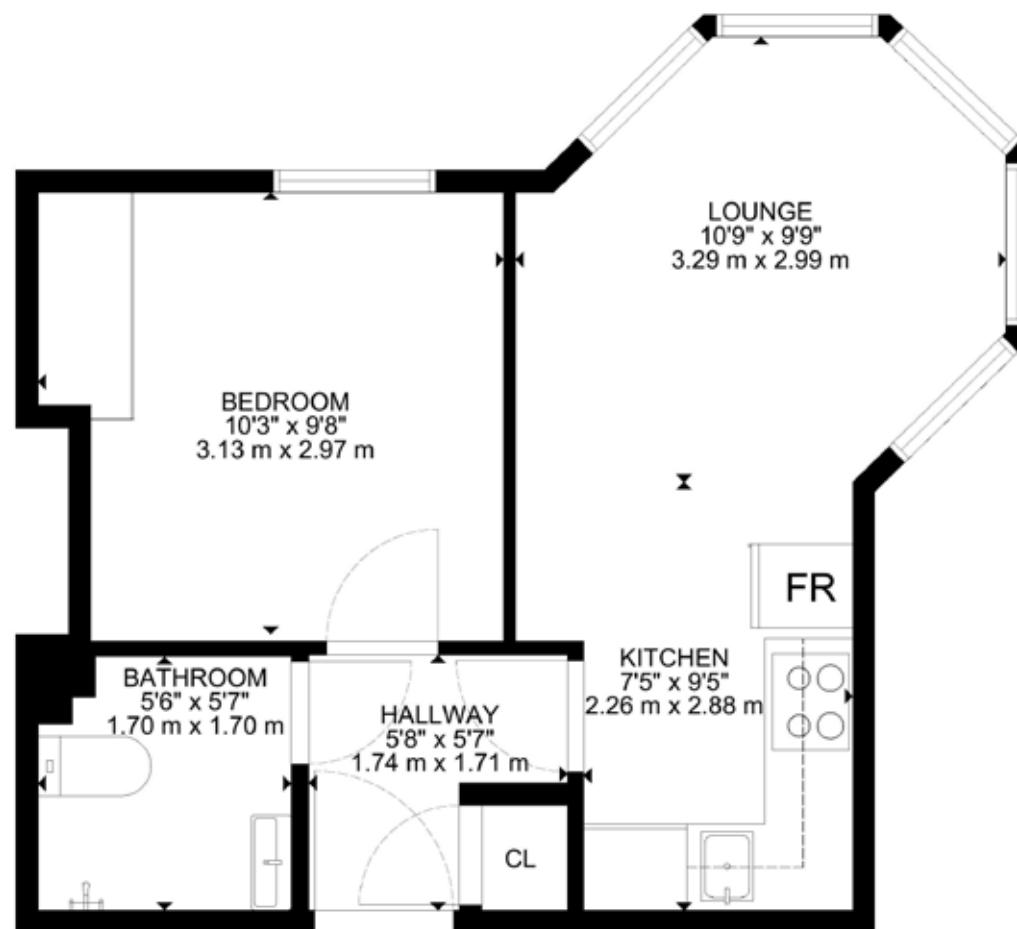
LEASEHOLD - 113 YEARS | MAINTENANCE £1,370 | GROUND RENT £150 per annum

NO PETS | NO HOLIDAY LETS ALLOWED





## 8 Percy Road



GROSS INTERNAL AREA  
FLOOR 1 : 29 M2, 312 SQ FT  
TOTAL: 29 M2, 312 SQ FT

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

### 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.



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](mailto:southbourne@winkworth.co.uk)

[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

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