



FLAT 12
ALBERCOURT
18 FLORENCE ROAD
BOSCOMBE
BH5 1ER

LEASEHOLD
GUIDE PRICE
£200,000-£210,000

“A well presented, two
double bedroom,
second floor flat with
balcony and
allocated parking
space, approximately
500 metres to
Boscombe beach and
500 metres to
Boscombe high street ”

Winkworth

for every step...

GUIDE PRICE £200,000-£210,000
LEASEHOLD

Modern Development
Two bedrooms
Two bathrooms
Balcony
Allocated Off Road Parking
500 Metres To Boscombe High Street
500 Metres To Boscombe Beach

EPC: C | COUNCIL TAX: C | LEASEHOLD 186 YEARS
REMAINING | MAINTENANCE £1300 P/A | GROUND RENT
N/A | NO HOLIDAY LETS | PETS BY CONSENT





Why Florence Road?

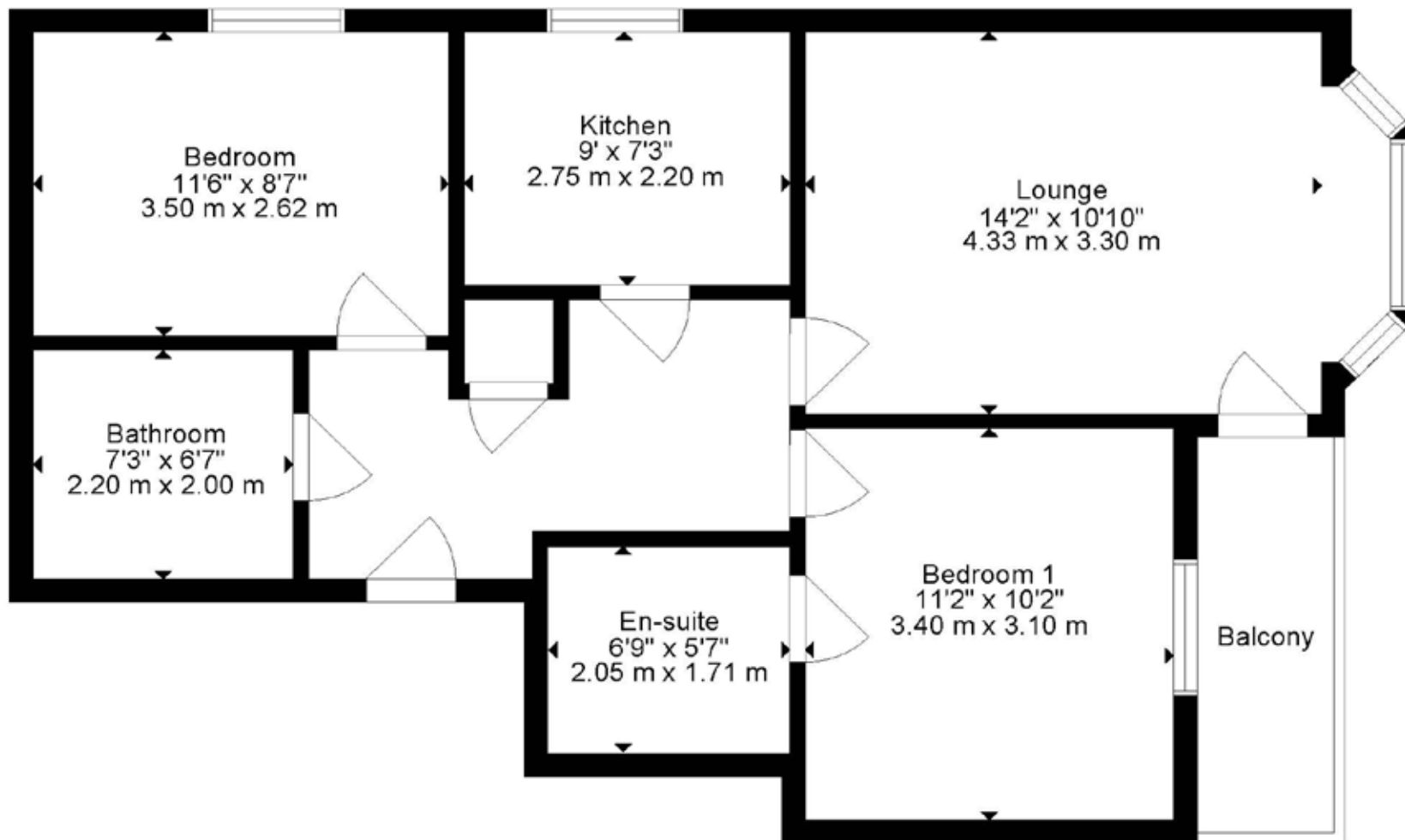
Florence Road enjoys a convenient location close to Boscombe's vibrant high street and approximately half a mile to Boscombe beach with a promenade from Hengistbury head to Sandbanks. Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars.

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 night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

This two bedroom second floor flat is well presented throughout. The lounge enjoys a front aspect bay window which floods the room with natural light with a door leading to the balcony which has enough room for a bistro table and chairs. The kitchen is fitted with a range of modern cabinets, integrated oven and hob with space and plumbing for further appliances, counter tops and flooring to compliment.

The spacious primary is double in size overlooking the balcony and benefits from an en-suite bathroom which has a shower, wc and vanity unit basin. The second double bedroom is similar in size and is situated to the rear of the flat. The family bathroom incorporates a bath, wash hand basin, wc and laminate flooring.





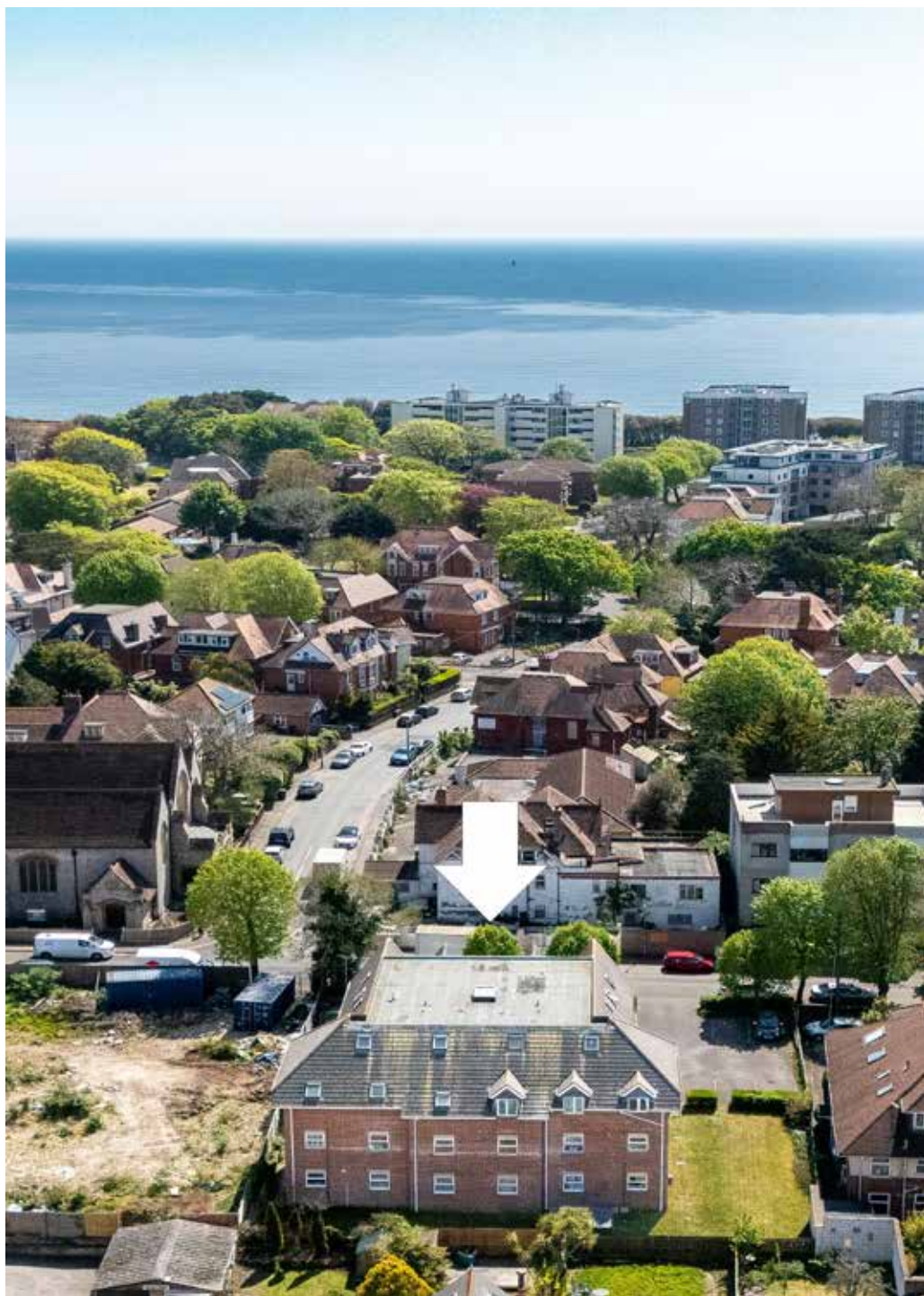
GROSS INTERNAL AREA

TOTAL: 60 m², 646 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.



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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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