

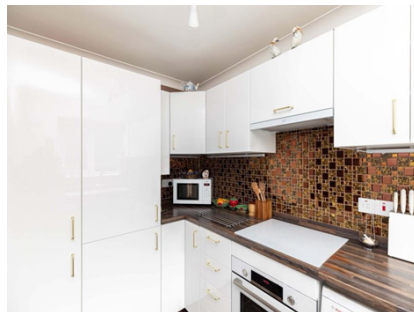
MRKT

PROPERTY EXPERTS

Flat 3 Cranleigh Court 25a

Private Treaty £212,000

FOR SALE



Property Features:

- Tenant in situ
- Investment Opportunity
- Close to local amenities
- Modern Bathroom
- Modern Kitchen

Summary

MRKT Experts are delighted to offer this spacious and modern two bedroom apartment situated on Suffolk Road just a stones throw away from Bournemouth Town Centre.

Description

Nestled on the first floor, this contemporary apartment benefits from two spacious bedrooms, an open-plan kitchen/dining area adorned with sliding doors that seamlessly extend to a charming balcony tucked away from the main road and perfect for summer evenings.

The kitchen is modern and well equipped with plenty of cupboard space and modern appliances. Bright and airy, leading directly off the living room.

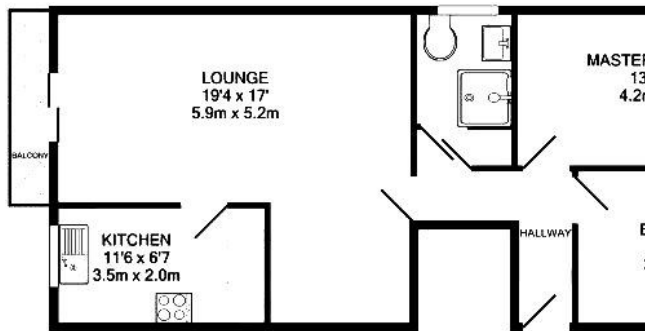
A good size family bathroom, recently redecorated leaving a refreshing feel with tiles from floor to ceiling.

Ideal for investment, this property comes with a substantial 114-year lease, ensuring long-term security. Added conveniences include off-road parking for one vehicle, along with designated visitor spaces.

Currently Let with tenant in situ until further notice.
Further information -

Room Dimensions

Floor Plan



TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained hereof, the plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any contract or agreement, or as a statement of fact. The services, systems and appliances shown have not been tested and their operability or efficiency can be given no guarantee. Made with Metropix ©2021

EPC Certificate

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92- A) | | (92- A) | |
| (81-91) B | | (81-91) B | |
| (69-80) C | 78 | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

Additional Information

- Council Tax Band: C
- Lease Length:
- Service Charge: 3000.00
- Ground Rent: 160.00