

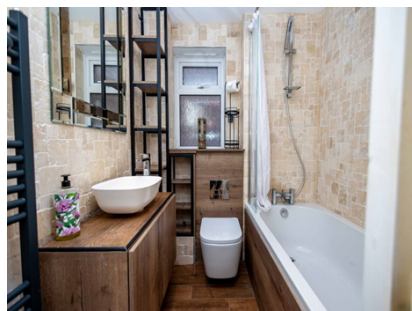
MIRKT

PROPERTY EXPERTS

Flat 5 Ashley Court 30B Ashley

Private Treaty £167,500

FOR SALE



Property Features:

- Two Bedrooms
- recently renovated bathroom
- Allocated Parking
- investment opportunity
- Close to local amenities
- Hi-spec modernised kitchen

Summary

Charming 2-bed property in Ashley Court, Ashley Road, featuring new kitchen and bathroom. Close to amenities and beaches. Competitively priced for modern living

Description

Presenting a charming 2-bedroom property located in the well maintained Ashley Court on Ashley Road. This residence boasts a recently renovated kitchen and bathroom, offering modern convenience and comfort as well as offering integral appliances including NEF grill and ovens and a gas hob. Featuring two double bedrooms and a spacious living room, this home provides ample space for relaxation and everyday living.

Strategically positioned, this property is close to Boscombe High Street, Bournemouth football stadium, Kings Park primary school, and various local amenities. Additionally, it offers easy access to the nearby beaches, perfect for leisurely outings and enjoying the coastal lifestyle. The property also benefits from an allocated off road parking space to the rear of the development.

It's important to note that the property comes with a 75-year lease, and the owner has begun inquiries

Room Dimensions

Floor Plan

FIRST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The services, fixtures and appliances shown have not been tested and are for information only. Please contact the agent for more details.



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		(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: A
- Lease Length: 75
- Service Charge: 1010.00
- Ground Rent: 314.00