

MRKT

PROPERTY EXPERTS

Flat 2 26 Westby Road, BH5

Private Treaty £150,000

FOR SALE



Property Features:

- Off Road Car Parking
- Close To The Beach
- Ground Floor
- Great Condition
- One Bedroom

Summary

MRKT Property Experts are delighted to offer this superb one bedroom ground floor flat for sale. The property features off road parking, large living room, separate kitchen with integral appliances, good sized double bedroom and fully-suited bathroom.

Description

This delightful one bedroom property is situated on Westby Road which is close-by to Boscombe high street and seafront, and is the ideal spot to get on the property ladder or hold as a rental property.

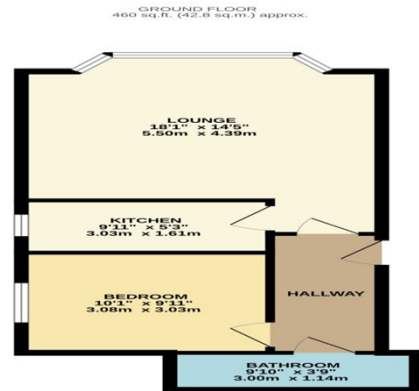
Sunlight pours into this bright property giving it a lovely feel. Presented immaculately by the current tenants the lounge at the front of the property is a good size offering comfortable living space. There is a small separate kitchen with gas hob, electric oven and boiler (other appliances are standalone). There is one double bedroom with built-in wardrobes, and a small but fully suited bathroom, with shower and bath.

The property benefits from one off-road parking space, gas central heating and is mostly double glazed.

It can be offered with vacant possession or with the tenant in situ, and the seller is chain free.

Room Dimensions

Floor Plan



TOTAL FLOOR AREA: 460 sq. ft. (42.8 sq.m.) approx.
We warrant neither that these measurements are correct nor that they are intended to be used for any other purpose than for general information only. We warrant neither that these measurements are correct nor that they are intended to be used for any other purpose than for general information only.

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	55	66	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Additional Information

- Council Tax Band: A
- Lease Length: 999
- Service Charge: 1392.00
- Ground Rent: 0.00