



Beautifully Presented Ground Floor Flat in Wonderful Location with PRIVATE REAR GARDEN

Tenure: Leasehold (89 Years Remaining)

Approx 34 sq meters (365 sq ft)

Draft Particulars

Flat D Mallard Grange, 45 Sea Road,
Boscombe, Bournemouth, BH5 1DL

Price £165,000

- Entrance Hall
- Large Open Plan Living Space
- Conservatory
- Large Double Bedroom
- Shower Room
- Private Rear Garden
- Electric Heating
- Walking Distance to Boscombe Beach
- Shops & Services all on the door step!
- No Onward Chain

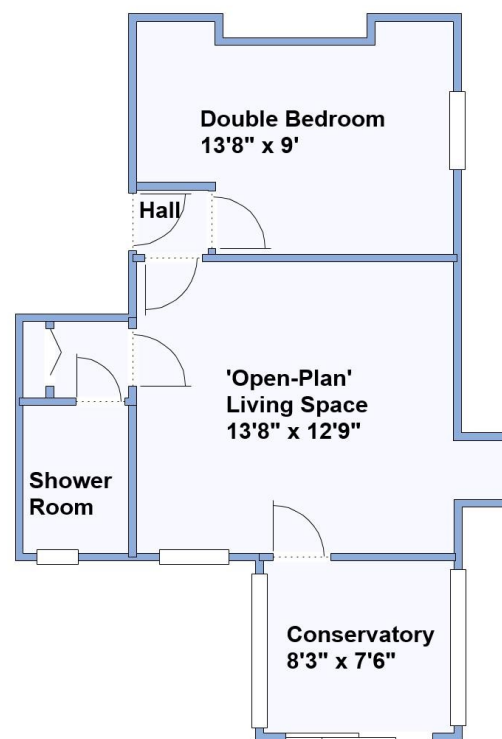
A beautifully presented ground-floor flat boasting a private rear garden and a spacious conservatory — a rare find in this desirable area. Ideally located in the sought-after Boscombe Spa, the property is within walking distance of Boscombe Beach and just moments from local shops and amenities. Thoughtfully updated in recent years, the flat features new heaters, a modern hot water system, a replacement conservatory roof, and fresh décor throughout. This stylish and well-maintained home is perfect for First-Time Buyers or Buy-To-Let Investors looking for a ready-to-move-in opportunity.

Accommodation and approximate room sizes:

- **Entrance Hall**
- **Kitchen Area:** Range of modern floor and wall cupboards. Built-in oven, electric hob & cooker hood. Space for under counter fridge/freezer.
- **Open Plan Living Space:** Large room providing ample space for lounge & dining suites. Large windows providing natural light. Door Leading to:
- **Conservatory:** Good sized room with double doors leading to private rear garden. Polycarbonate Roof.
- **Bedroom 1:** Large double-bedroom with ample storage space. Original character arches.
- **Shower Room:** Shower cubicle with electric shower system. Wash Basin & WC.
- **Private Rear Garden:** Primarily paved, the garden also features a spacious decked area—providing space for outdoor furniture. Established low maintenance shrubs. Includes side access to the development.
- **Large Storage Cupboard with plumbing for Washing Machine.**
- **High Ceilings Throughout**
- **Electric Heating & PVCu Double-Glazing.**
- **Service Charge:** Approx. £ £750.00 Per Annum
- **Ground Rent:** Approx. £75.00 Per Annum
- **Leasehold (89 years remaining)**
- **Bike Storage Area**
- **Previously Rented (achieved £950.00 PCM)**
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05080



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Open Plan Living Space



Bedroom



Conservatory



Shower Room



Garden