



23 Palmerston Road

Boscombe, Bournemouth, BH1 4DB

Asking Price £215,000



Road Map



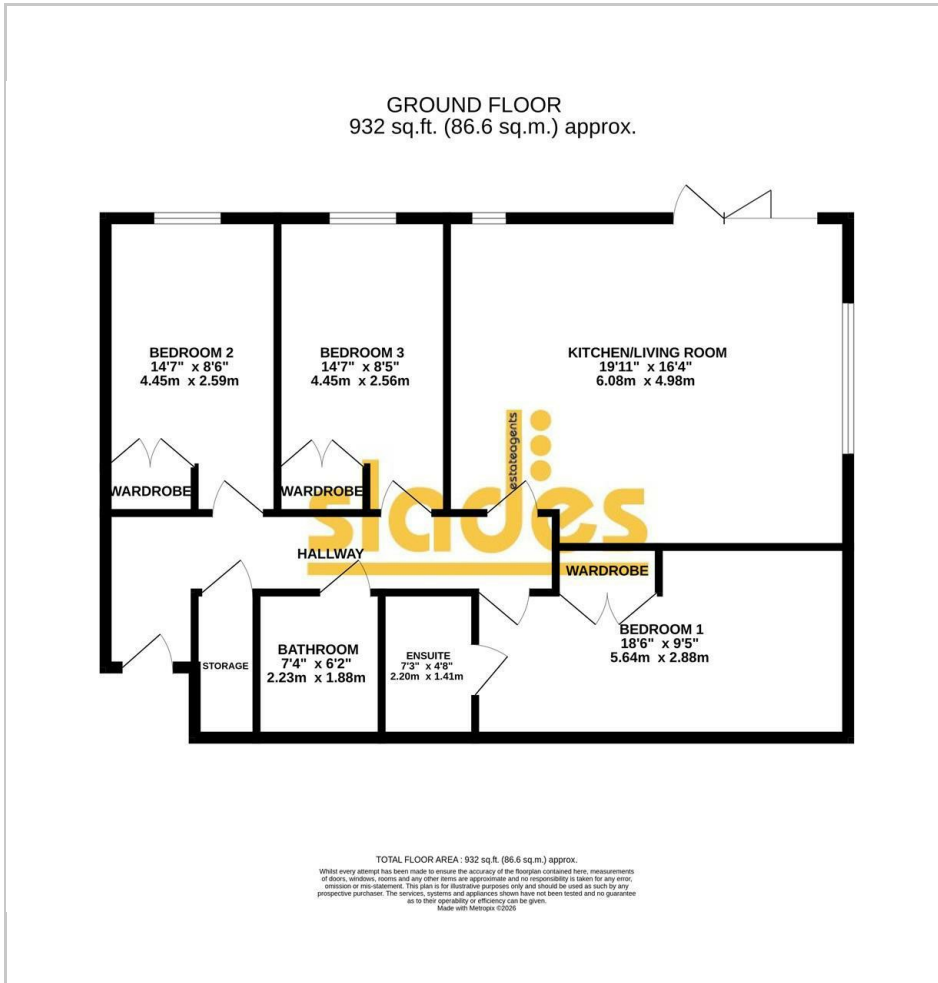
Hybrid Map



Terrain Map



Floor Plan



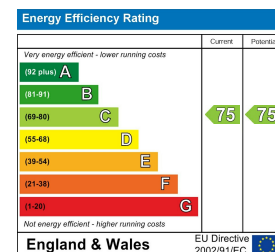
- MODERN DEVELOPMENT IN CENTRAL BOSCOMBE
- 3 LARGE DOUBLE BEDROOMS
- 2 LUXURY BATH/ SHOWER ROOMS
- EXTENSIVELY FITTED KITCHEN
- BI FOLD DOORS LEADING ONTO PRIVATE TERRACE
- LIFT & STAIRS TO FIRST FLOOR
- SECURE ALLOCATED PARKING
- LONG LEASE
- WALKING DISTANCE TO BEACH
- NO CHAIN

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



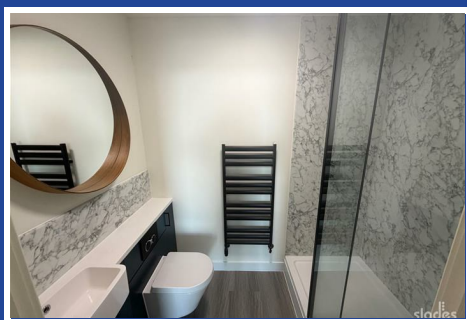
Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A superb opportunity to acquire this substantial 3 BEDROOM, 2 BATHROOM bungalow style apartment extending to over 900sq ft living accommodation close to Boscombe's award winning beaches.**



THE PIAZZA is a modern development in the heart of Boscombe within walking distance of the pedestrianised area, Boscombe Pier and the award winning sandy beaches. There is a private access to the rear of the building with a LIFT & stairwell taking you up to the first floor level .

The accommodation with approximate room sizes comprises of a modern composite uPVC front door with feature glazed panels leading to the SPACIOUS ENTRANCE HALL with inset LED spotlights, smoke alarm, wood effect flooring and door entry phone. Large WALK IN STORAGE CUPBOARD also housing the wall hung gas central heating boiler and extensive wall shelving. Doors to

OPENPLAN LIVING / KITCHEN AREA

with inset LED spotlights, dual aspect aluminium double glazed windows to the rear and side elevations and bifold patio doors leading out on to the rear patio and garden beyond. Convection radiator with thermostatic valve. Decorative wall shelving. Floating television cabinet and continuous wood effect flooring from the entrance hall.

An extensive range of contrasting wall and base level cabinets having roll top working surfaces with matching upstands and tiled splashback. Composite single drainer sink with mixer tap over. Built in four burner gas hob with glass splashback and under counter oven and fitted chimney style extractor hood over. Integrated dishwasher, space and plumbing for washing machine and space for full height freestanding fridge freezer. Further useful tall larder style cabinet.

BEDROOM ONE

having inset LED spotlights, floor to ceiling aluminium double glazed window with additional triple glazing and built in double width wardrobe providing both hanging and shelving space. Door to

EN SUITE SHOWER ROOM

with modern light fitting, extractor unit, stylish ladder style heated towel rail and range of built in bathroom furniture consisting of a concealed cistern WC, moulded inset sink unit with decorative splashback and chrome pillar tap and useful storage cupboards beneath. Large walk in shower area with glazed screen and wall integrated dual head thermostatically controlled shower valve.

BEDROOM TWO

with inset LED spotlights, floor to ceiling aluminium double glazed window and convection radiator with thermostatic valve. Built in double width wardrobe with both hanging and shelving space.

BEDROOM THREE

with inset LED spotlights, floor to ceiling aluminium double glazed window, convection radiator with thermostatic valve and built in double width wardrobe with both hanging and shelving space.

FAMILY BATHROOM

having a modern light fitting, extractor unit, shaver point, chrome heated towel rail and part tiled walls and ceramic tiled floor. Modern suite comprising of a panel enclosed bath with glazed shower screen over and thermostatically controlled taps with shower hose over. Close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap.

OUTSIDE

The property benefits from a LARGE OUTSIDE TERRACE accessed by the large bifold doors from the living area which is laid to a mixture of decking boards and artificial lawn with built in box style raised flower bed surrounding. The garden area enjoys complete privacy from the surrounding privacy screens. There is an ALLOCATED PARKING within a secure parking area. There are outside bin stores and bike stores and a large communal terrace to be enjoyed by all the flats.

TENURE

This property is offered for sale with the benefit of a long lease having approx years unexpired. There is a ground rent of £150 per year and the most recent service charge was £2460 for the year.



