



## 1 bed studio flat to buy in BH1

Drummond Road, , Bournemouth,  
Dorset, BH1 4DT

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Over 55 square meters of accommodation
- ✓ Perfect location within walking distance beach, shops, Bournemouth town centre and
- ✓ Large first floor studio flat with handy loft room

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A well-proportioned first floor studio flat offering over 55 square metres of accommodation, ideally positioned in a popular residential location on Drummond Road, Boscombe. The property is vacant and offered with no forward chain, making it an excellent opportunity for first-time buyers or investors alike. Accessed via a communal entrance, the flat benefits from a generously sized entrance hall providing useful storage and a welcoming feel on arrival. The main living space is a bright open-plan living and kitchen area measuring over 18 feet, offering ample room for both relaxation and dining. In addition, the property features a useful loft room, which has previously been utilised as additional living space, a home office, or storage, adding versatility to the layout. Other benefits also include a new water pump, fuse board and electric heater. Located within easy reach of Boscombe's shops and amenities, the award-winning beaches, Bournemouth town centre, and the mainline train station, the flat is perfectly placed for commuters and lifestyle buyers alike. Offered on a leasehold basis, this well-located studio represents a fantastic opportunity in a highly convenient coastal location. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 94

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £970.00

Price: Starting Bid £70,000

Property Type: Studio flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

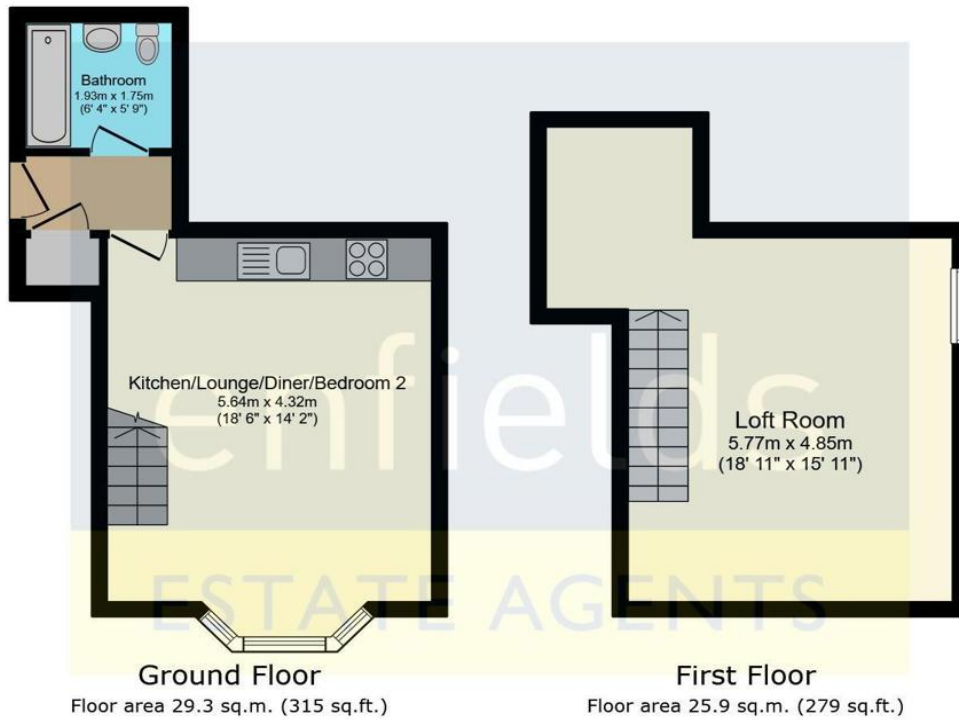
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Total floor area: 55.2 sq.m. (594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Drummond Road, ., Bournemouth, Dorset, BH1 4DT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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