



**Flat 2, 26 Boscombe Grove Road, Bournemouth, Dorset, BH1 4PD**

**£159,950**

This large two double bedroom ground floor style character flat with private courtyard style garden, and located in the Springbourne, BH1 area.





Upon entering the apartment, you are welcomed into a spacious hallway with doors leading to all principal rooms.

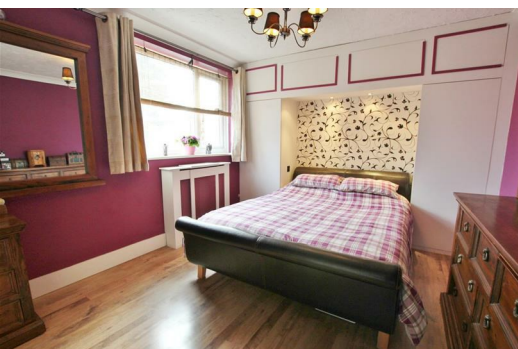
The sitting/dining room is a good size and provides ample space for both living and dining furniture.

The kitchen offers a range of base fitted and wall mounted units as well as ample space for appliances.

Both bedrooms are doubles, the master benefits from fitted wardrobes and both have use of the family bathroom.

Location Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	13-38	F	51-60
G	1-12	G	61-70