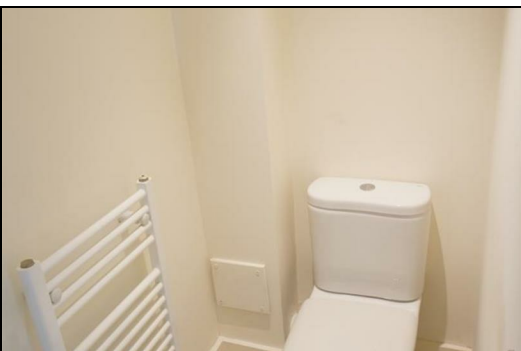




**Flat 4 Ethel Court, 2 Grantley Road, Boscombe, Bournemouth,  
Dorset, BH5 1HW**



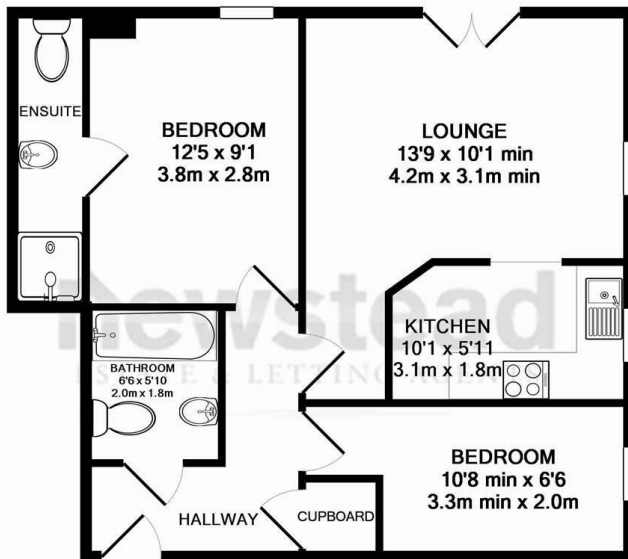
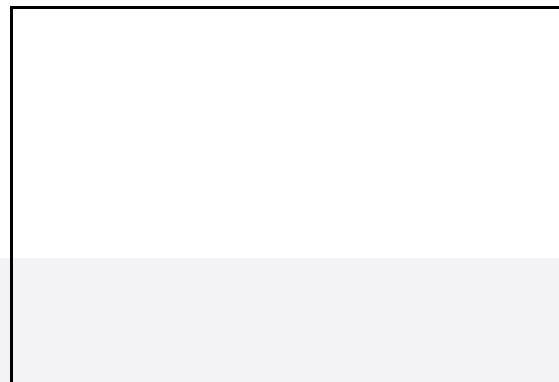
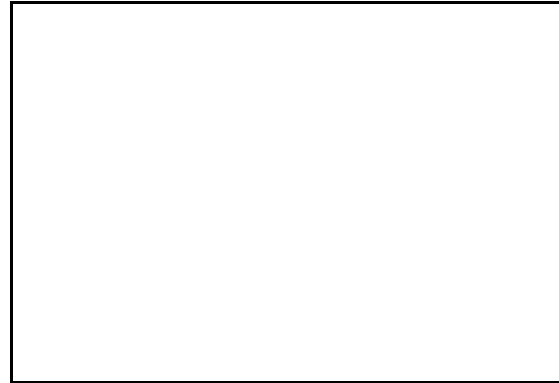
**BUY TO LET INVESTMENT** - This modern two bedroom ground floor flat has an existing tenant of just over two years, currently paying a rent of £695pcm. The property is presented in good condition throughout and has accommodation comprising of a bright southerly aspect lounge with French doors and an adjoining modern kitchen.

The master bedroom has its own en-suite shower room and there is also a second bedroom, which is a good sized single and a main bathroom with full bath WC and basin.

The flat comes with modern gas central heating and UPVC double glazing as well as an allocated parking space.

This location is just a short walk from the local shops at Christchurch Road as well as being five minutes from Boscombe Pier and beaches.

Leasehold: 125 years from 2007  
Service charge: £680.00 per year  
Ground rent: TBC  
Council tax band B



TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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