



Symonds  
& Sampson

# Michelgrove House

Michelgrove Road, Bournemouth, Dorset



# Michelgrove

Flat 3, Michelgrove Road  
Bournemouth  
BH5 1JJ



- An outstanding investment set in a superior location
- With an assured tenancy and a tenant in residence
- A stunning apartment of considerable size with over 1750ft<sup>2</sup> of accommodation
- Beautiful period features with a wealth of character
  - A short stroll from the beach and promenade
  - Set in a former manor house close to amenities
- Two bedrooms, balcony, parking, garden and garage potential (by separate negotiation)

Guide Price £370,000

Leasehold

Wimborne Sales  
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## THE PROPERTY

A stunning period apartment with over 1750ft<sup>2</sup> of living accommodation set in a beautiful period home with a wealth of charm and character only a short stroll from the award winning Blue Flag beaches and vibrant centre. The property comes with an assured tenancy and allocated parking.

## ACCOMMODATION

A private entrance leads to the entrance hall of this wonderful apartment with a stunning stained glass ceiling, two double bedrooms, the master having a balcony a large dining hall and a separate kitchen and bathroom. The home has beautiful period features which are evident throughout.

## OUTSIDE

This apartment comes with communal gardens as well as allocated parking and a garage is available in a block at a separate negotiation. The gardens and grounds are predominantly laid to lawn with a large frontage.

## SITUATION

Set close to Boscombe overcliffe with access to the vibrant centre, Boscombe Manor, Boscombe pier and promenade. The Award winning Blue Flag beaches give miles upon miles of golden shorelines, ideal for an evening walk.

## DIRECTIONS

What three words ///wonderfully.even.large

## SERVICES

All mains services  
An assured tenancy with a tenant in residence.  
Ultrafast broadband available  
All phone providers have likely signal

## MATERIAL INFORMATION

An assured tenancy. (current rent Circa £1,250 PCM) reviewed every 24 months  
Council Tax Band - D  
EPC rating - E  
Leasehold (length of lease) 999 years  
Maintenance £2,500 P/A - (Approximate amount and subject to change) & Ground Rent - Peppercorn





# Michelgrove Road, Bournemouth

Approximate Area = 1756 sq ft / 163.1 sq m

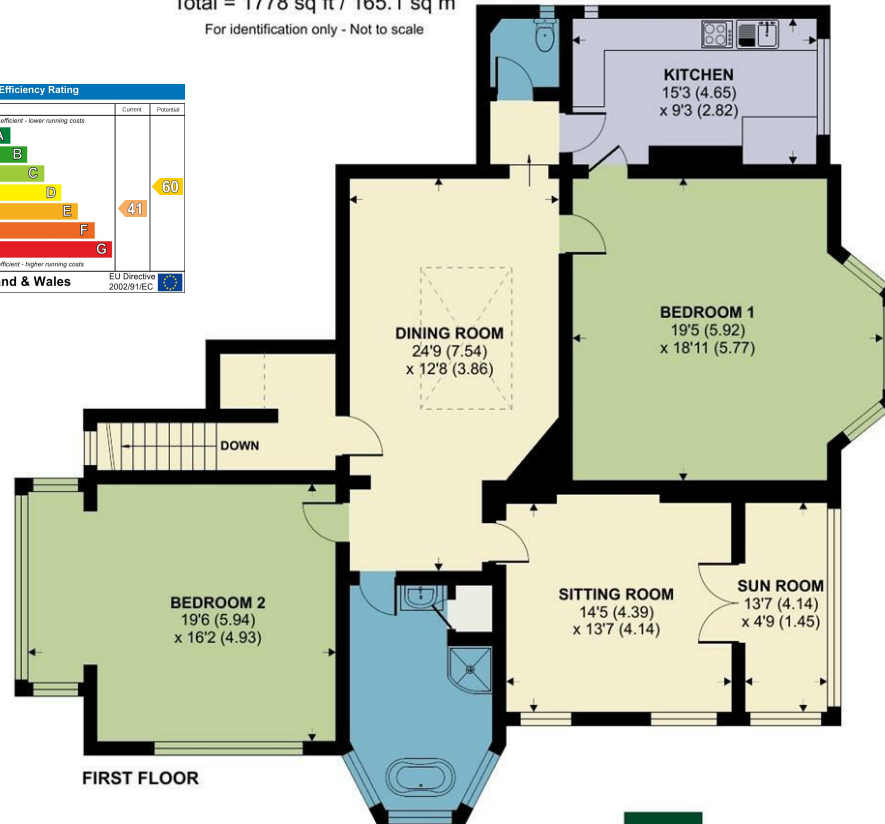
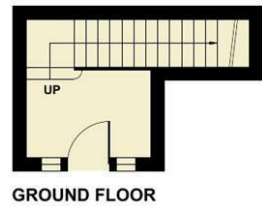
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1778 sq ft / 165.1 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	60
E (39-54)	
F (21-38)	41
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1193847



Denotes restricted head height

WIM/NW/OCT24



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