



FLAT 12 EDEN ROC
10 PERCY ROAD
BOURNEMOUTH
BH5 1JF

GUIDE PRICE
£160,000 - £170,000
LEASEHOLD

“A one double
bedroom top floor flat
with off road
parking just 600
metres to
Boscombe Pier”

Winkworth

for every step...

GUIDE PRICE £160,000 - £170,000

One Double Bedroom
Dual Aspect Lounge / Dining Room
Modern Kitchen
Top Floor Flat
Split Level
Allocated Off Road Parking
600 Metres To Boscombe Pier

EPC: D | COUNCIL TAX: A | LEASEHOLD 153 YEARS REMAINING |
SERVICE CHARGE £1200 P/A | GROUND RENT PEPPERCORN | PETS BY
CONSENT

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Why Percy Road?

Eden Roc is a conveniently located development of apartments just 600 metres to Boscombe Pier where you can find panoramic views from the Isle of Wight to Old Harry Rock and miles of golden sandy and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by the pier along with a number of beach side restaurants, bars and cafés to take in along the way. Just 500 metres away is Boscombe high street which has an array of shops and cafés and its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists.

This top floor one bedroom flat is modern throughout. The lounge / dining room is dual aspect, flooding the room with natural light. The kitchen includes a range of handleless modern cabinets, integrated oven, hob with overhead extractor with space and plumbing for washing machine, complemented with stylish wall tiles and wood effect laminate flooring.

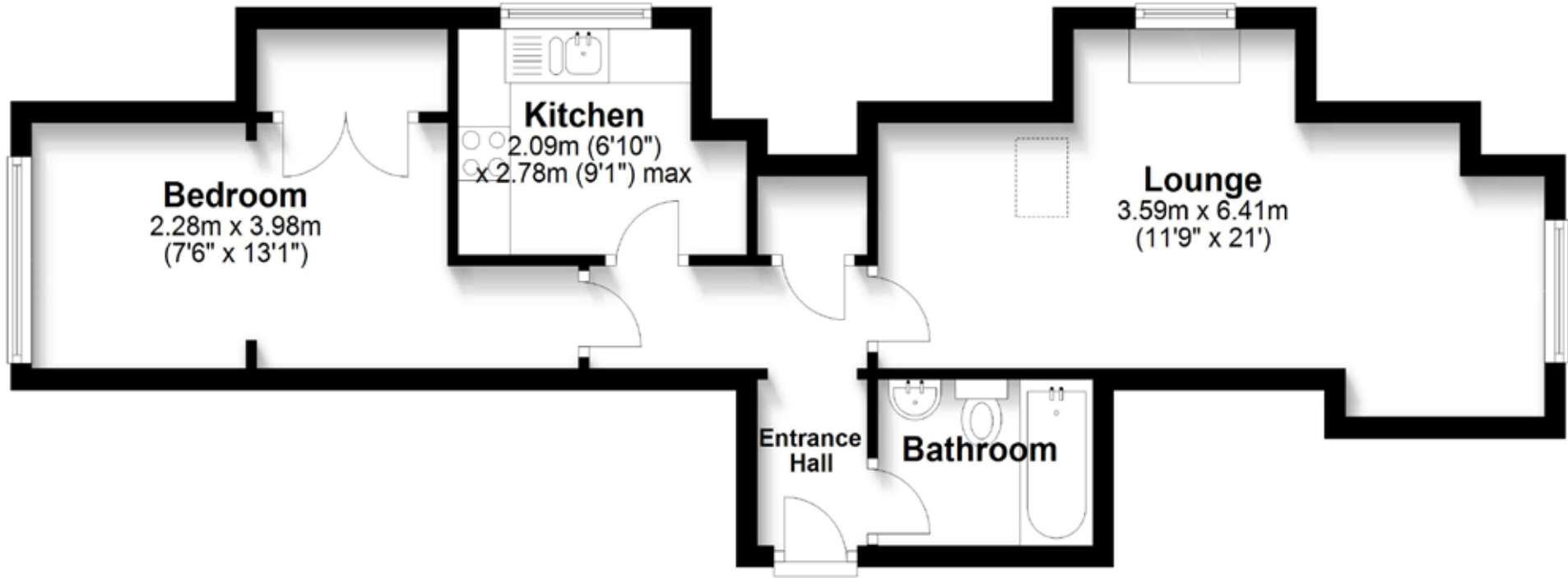
The bathroom has been fitted to include a bath with overhead shower with glass shower screen, wash hand basin and wc with part tiled walls and fully tiled flooring.

Outside, the garden is well maintained with allocated off road parking for one vehicle.



Second Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 44.1 sq. metres (474.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

DISCLAIMER:

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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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