



£250,000

9 Cleasby Grange 8 Wollstonecraft Road, Bournemouth, BH5 1JQ



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Nestled in the charming area of Wollstonecraft Road, Bournemouth, this delightful top floor flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat by the coast. The flat features a well-appointed reception room that provides a welcoming space for relaxation and entertaining.

One of the standout features of this apartment is the westerly facing balcony, where you can enjoy stunning sunsets and the gentle sea breeze. The property also boasts two modern bathrooms, ensuring ample facilities for residents and guests alike. For those with a vehicle there is the benefit of a garage for extra storage or secure parking.

Situated just a short walk from the picturesque Boscombe Cliff Gardens, the iconic pier, and the beautiful beaches, this location offers an enviable lifestyle. Whether you fancy a leisurely stroll along the seafront or a day of sunbathing, everything you need is within easy reach.

This flat presents an excellent opportunity for anyone looking to embrace the coastal lifestyle in Bournemouth. With its prime location, modern amenities, and inviting atmosphere, it is a property not to be missed.

#### **Living Room**

17'6" x 10'10"

#### **Balcony**

9'8" x 5'1"

#### **Bedroom 1**

13'9" x 9'10"

#### **Bedroom 2**

10'10" x 8'

#### **Kitchen/Breakfast Room**

10' x 9'10"

#### **Bathroom**

#### **WC**

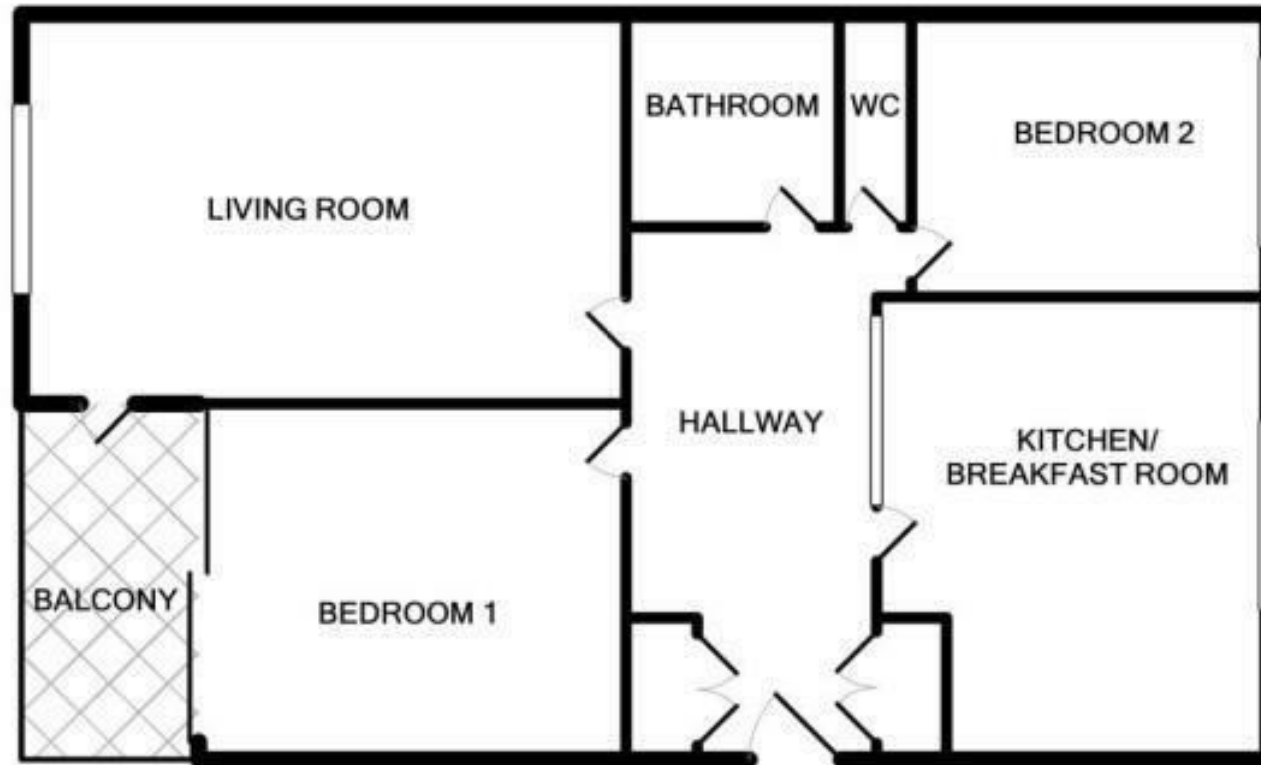
#### **Garage**

16'1" x 8'7"

### **FEATURES & SPECIFICATIONS**

- Two spacious double bedrooms
- Top floor apartment
- Includes a private garage
- Westerly facing balcony
- Short walk to Boscombe Pier
- Near Boscombe Cliff Gardens
- Close to beautiful beaches
- Located on Wollstonecraft Road
- Viewing recommended







TOTAL APPROX. FLOOR AREA 63.9 SQ.M. (688 SQ.FT.)

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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**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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