



£185,000

Flat 3 13 St Johns Road, Bournemouth, BH5 1EQ



SAXE COBURG™

Property Experts













#### **Main Description**

Spacious one double bedroom ground floor apartment to the rear of this character conversion with its own private entrance and large rear garden.

The entrance/lean-to offers ample storage space where double doors lead into the generous reception room which benefits from high ceilings and provides a pleasant space for relaxing. Beyond you will find the separate fitted kitchen with a range of base and eye level units and space for free standing appliances. There is also the addition of a second reception room which we believe would make an ideal dining space.

Sleeping accommodation consists of a well proportioned double bedroom that provides ample space for bedroom furniture and storage. The bedroom is further enhanced by the en-suite bathroom. There is potential to create a second bedroom by re-configuring the apartment.

Outside the property boasts a superb south-facing garden which provides a fantastic space for alfresco dining and entertaining in the summer months. There is also a detached garage which is included in the sale of this property.

Offered with no forward chain a viewing is recommended to appreciate the accommodation on offer.

#### **Planning permission**

Planning permission has been granted by BCP Council on 10th October 2025 under application number P/25/03112/FUL.

To convert this apartment into a two bedroom with a rear extension.

#### **Location**

Just two miles from Bournemouth's town centre is Boscombe which is full of local character and lots to see and explore. Known for its market that's open on Thursdays and Saturdays from 9am – 5pm where you'll find a wide range of fresh local produce.

The Royal Arcade is definitely worth a look; it is a beautiful throwback to the Victorian era with a fascinating and varied range of independent shops. In Boscombe, there's no shortage of places to stop for a bite to eat with cafes and restaurants offering fare from around the world, there's something for everyone.

Wander towards the seafront, and you'll find Boscombe Pier. With fantastic views along the coast, the restored pier is a great place to stroll and look out for the crafted musical instruments lining the route. Along the promenade, there's a choice of more places to eat and drink too.

#### **Tenure**

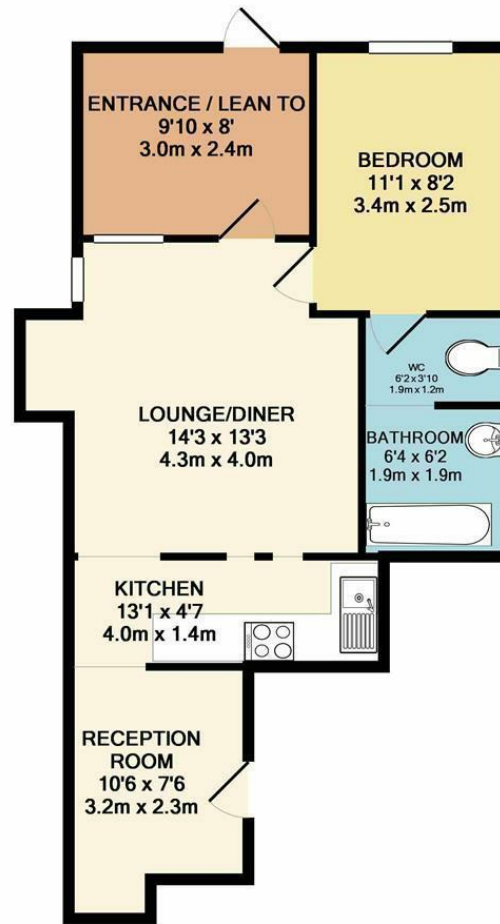
Leasehold: New lease to be granted on completion

Service Charge: £2992.18 Includes, Gas, Electric, Water and Sewerage.

N.B: Under Section 21 of the 1979 Estate Agency Act we declare that the Vendor is connected with Saxe Coburg Property Experts Ltd.

## **FEATURES & SPECIFICATIONS**

- Popular Location
- Impressive Lounge/Diner
- Master Bedroom With En-Suite Bathroom
- New Lease
- Private South-Facing Rear Garden
- Separate Fitted Kitchen
- Spacious One Bedroom Ground Floor Apartment
- Superb Investment Opportunity
- Planning Permission Granted To Extend And Turn Into A Two Bedroom

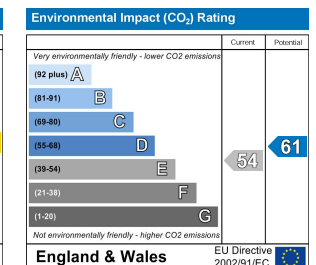
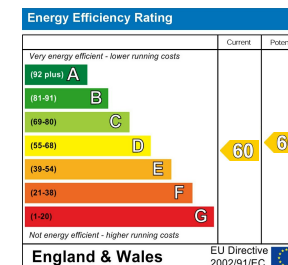


TOTAL APPROX. FLOOR AREA 527 SQ.FT. (48.9 SQ.M.)

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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**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







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