

# MIRKT

PROPERTY EXPERTS

## Flat 6 Conifer Lodge 41 Westby

**Private Treaty £180,000**

**FOR SALE**



### Property Features:

- Investment Opportunity
- Parking
- Central Heating
- Close to local amenities
- Close To Beach
- Management incentive available
- No forward chain
- Second Floor

## Summary

MRKT Property Experts are pleased to offer this delightful two double-bedroom character apartment, nestled on the top floor of a well-maintained converted block. Close to the beach and with allocated parking!

## Description

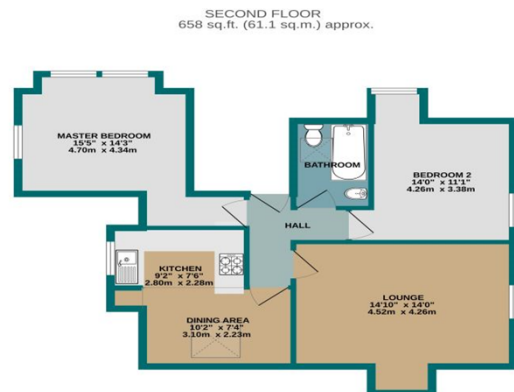
This delightful apartment is brimming with character and enjoys being in a great location close to Boscombe, the pier, and the sea front. It's the sole residence on the top floor, which offers privacy and security, and comes with its own allocated parking space.

Upon entering the building, there is a large communal entrance and stairs to the second floor. The entrance within the apartment provides access to all rooms. The bright lounge, with its double aspect south and west-facing windows, invites plenty of natural light. The separate kitchen/diner is well-equipped, offering ample space for appliances. Both double bedrooms boast double aspects, with one positioned at the front and the other at the rear of the property. A well-appointed bathroom completes the accommodation.

Presented in excellent condition throughout, this property is perfect for first-time buyers, second home

## Room Dimensions

## Floor Plan



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)		(92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	53
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Additional Information

- Council Tax Band: B
- Lease Length: 977
- Service Charge: 1400.00
- Ground Rent: 150.00