

# MRKT

PROPERTY EXPERTS

## Flat 19 Cotton Exchange 501-

**Private Treaty £160,000**

**FOR SALE**



### Property Features:

- Long Lease
- Double Glazing
- investment opportunity
- Close to local amenities
- No Onward Chain
- Two Bedrooms
- Parking

Summary

**\*\*GREAT FIRST TIME BUY OR INVESTMENT\*\***MRKT Property Experts are delighted to present this modern two bedroom apartment with allocated secure parking and is close to local amenities including the beach!

Description

MRKT Property Experts is delighted to present this modern two-bedroom apartment in Boscombe, The Cotton Exchange development was completed in 2016 renovating an historic retail building in Boscombe. Originally built in the 1880s, the building opened as a branch of the exclusive Plumbers Department Store.

Situated on the first floor, the apartment is finished to a high standard and specification throughout, it comprises of an open plan living/kitchen area with integrated white goods, a double bedroom, single bedroom, fully suited bathroom. The property has gas central heating and is fully double glazed. For security there is an intercom system, and allocated secure parking. The property also offers a communal roof top garden area and is within walking distance to local amenities and beaches.

For investors, The Cotton Exchange has always been a popular block for tenants, and this flat especially

Room Dimensions

Floor Plan

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of actual dimensions, volumes and capacities should not be relied upon for any legal or contractual purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency.

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

Additional Information

- Council Tax Band: B
- Lease Length: 117
- Service Charge: 1300.00
- Ground Rent: 250.00