

# 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**

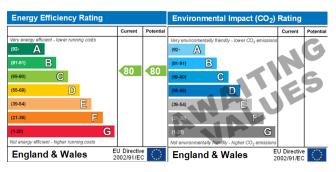
### Floor Plan

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



TOTAL FLOOR AREA: 485 sq.R. (45.1 sq.m.) approx.
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proportion pursues. This services, systems and applicans when have not been besided after our average.

# **EPC Certificate**



# **Additional Information**

Council Tax Band: B

• Lease Length: 117

Service Charge: 1300.00
Ground Rent: 250.00