



Estate Agents



Auctioneers

Andbourne Court, Admiralty Road, Southbourne, Bournemouth, BH6 4BL
Guide Price £200,000-£225,000 Leasehold

Refurbished Modern One Bedroom Bungalow | Hallway | Modern Shower Room | Double Bedroom
13' Reception Room | Modern Kitchen/Breakfast Room | Select Development for the over 60s
No Chain

We are delighted to offer for sale a beautifully presented one bedroom detached bungalow, situated on a purpose built development for the over 60s - just a short walk from the stunning cliff top and beaches at Southbourne.

The property was fully refurbished just a few years ago and now benefits from UPVC double glazing, efficient Dimplex Quantum heating, modern kitchen with built-in oven & hob, fridge/freezer and dishwasher, modern shower room, 13' bedroom with fitted wardrobes and Karndean flooring throughout.

This popular development offers a range of facilities to include on site warden assistance, emergency pull cord system, residents lounge, guest suite, on site hairdressers and a laundry room - but would be equally suited to a person desiring quality independent living by the sea!

Viewing highly recommended. No chain.

Lease: Lease: 62 Years remaining. Please ask us about costs and procedure regarding a lease extension.

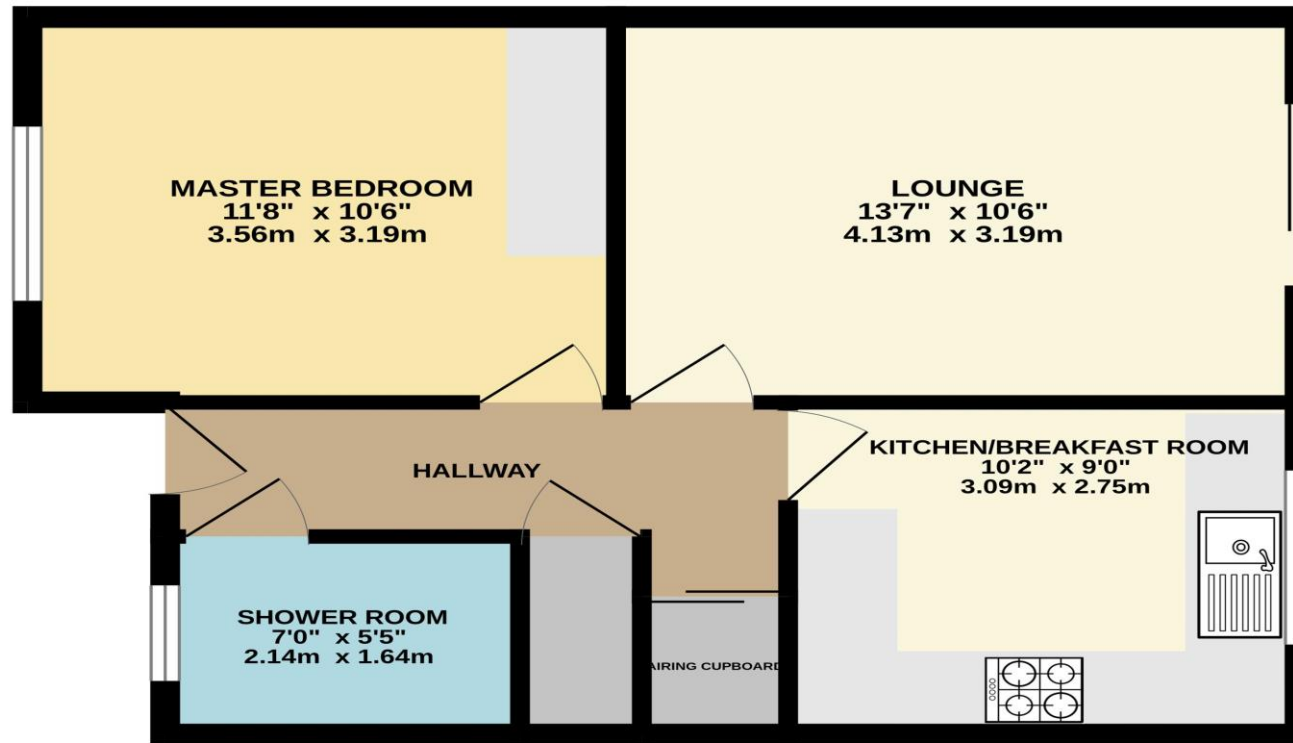
Service Charge: £220 per month
Council Tax Band: C

Ground Rent: £240 per year
EPC Rating: 47 | E





GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

