



Estate Agents



Auctioneers

# **Ground Floor Flat, Parkwood Road, Southbourne, Bournemouth, BH5 2BS**

## **£350,000 – Share of Freehold**

**Refurbished Two Bedroom Ground Floor Garden Flat**  
**Hallway | 22' Reception Room | Modern Kitchen | Two Double Bedrooms | Luxury Bathroom | Second W/C**  
**50' Rear Garden | Off Street Parking | Share Of Freehold | No Chain**

A spacious and professionally refurbished two bedroom ground floor flat, situated in a most convenient location for the popular shopping parade at Southbourne Grove with its array of independent shops, coffee shops and cosmopolitan restaurants. This stylish flat boasts UPVC double glazing, gas central heating with combination boiler, 22' reception room, modern kitchen with built-in oven and hob, two double bedrooms, luxury four piece bathroom, 50' rear garden, parking and share of the freehold. Viewing essential!

Enter via the communal porch and into the flat itself. From the hallway there are doors to the main rooms plus a useful second w/c with wash hand basin. To the front aspect is the 15' master bedroom with bay window, the second bedroom is also a double. There is a luxury bathroom of double shower, separate bath, vanity basin and w/c - complemented by stylish tiling.

To the rear is the impressive 22' reception room which has a bay window overlooking the rear garden and a door to the stylish modern kitchen with a good range of wall and base units, plus a built-in oven and hob with space for other appliances. Door leading outside to the patio area.

Outside, there is parking for one car at the front of the property. Gated side access.

The rear garden extends to approx. 50' in length and enjoys a sunny southerly aspect. There is a large lawn, patio area plus a large shed.

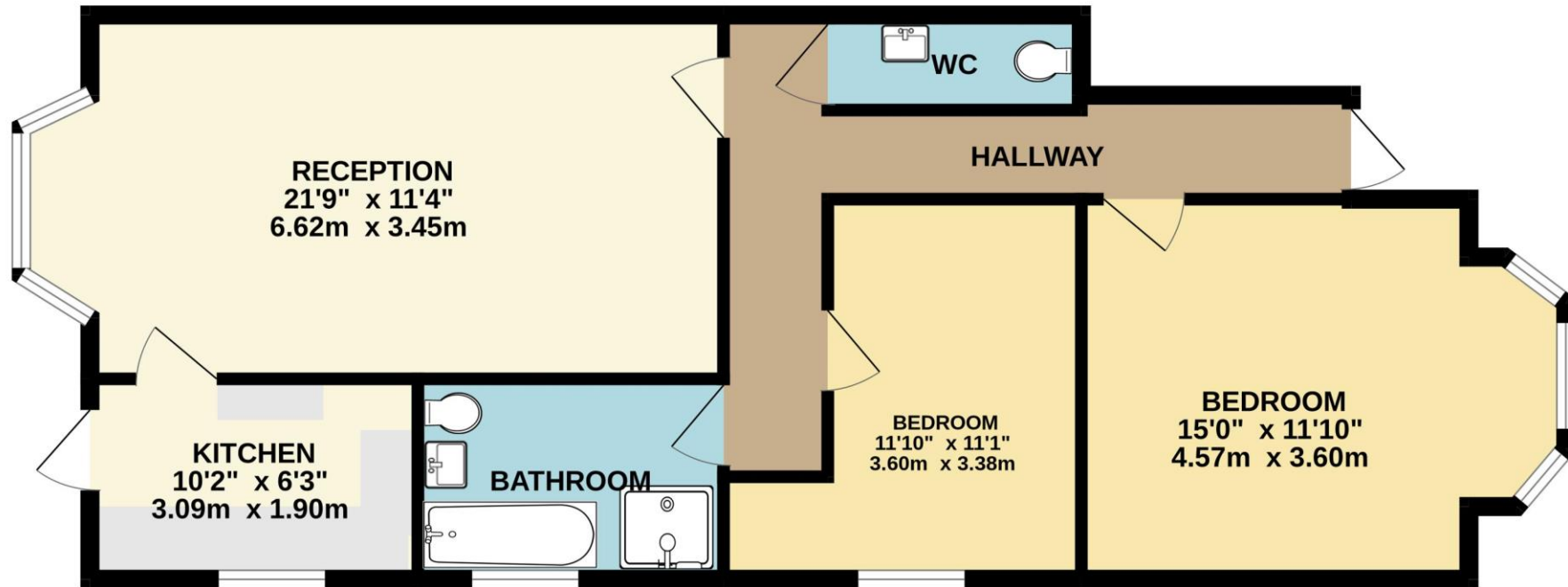
Tenure: To be sold with a Share of freehold  
Council Tax Band: B

Maintenance: As and when required





GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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.

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