



Estate Agents



Auctioneers

Stourwood Avenue, Southbourne, Bournemouth, BH6 3PW

£295,000 – Share of Freehold

Spacious Two Bedroom Top Floor Balcony Apartment with Sea Glimpses Communal Stairs To Second Floor | Hallway | 20' x 13' Reception Room with Sea Glimpses and Balcony Kitchen | Two Double Bedrooms | Bathroom | Garage | Share of Freehold

A rare opportunity to purchase a two bedroom top floor balcony apartment with sea glimpses, situated in a great location just 200 yards from the clifftop and beaches at Southbourne and also within easy walking distance of the popular shopping parade at Southbourne Grove with its array of coffee shops, bars and restaurants. The apartment boasts spacious accommodation with a 20' reception room, private balcony, two genuine double bedrooms, kitchen, and bathroom; further benefits include double glazing, gas central heating and a garage in block. Viewing highly recommended - no chain.

Enter via the well maintained communal entrance with stairs to the top floor. (The apartment is the only one on the top floor, giving privacy). The spacious 20' x 13' lounge has a large south facing window and door to the balcony - which offers a sunny area to sit and enjoy, with sea glimpses. The kitchen is fitted with a good range of wall and base units, freestanding cooker and space for all appliances plus a useful serving hatch to the lounge. There are two generous double bedrooms both with a range of wardrobes, and the bathroom is fitted with a three piece suite of bath, w/c and basin with window and tiled walls.

Outside, the property is surrounded by well tended communal grounds. Clothes drying area and bin store.
Garage: Single garage in block to the rear of the property with power and light.

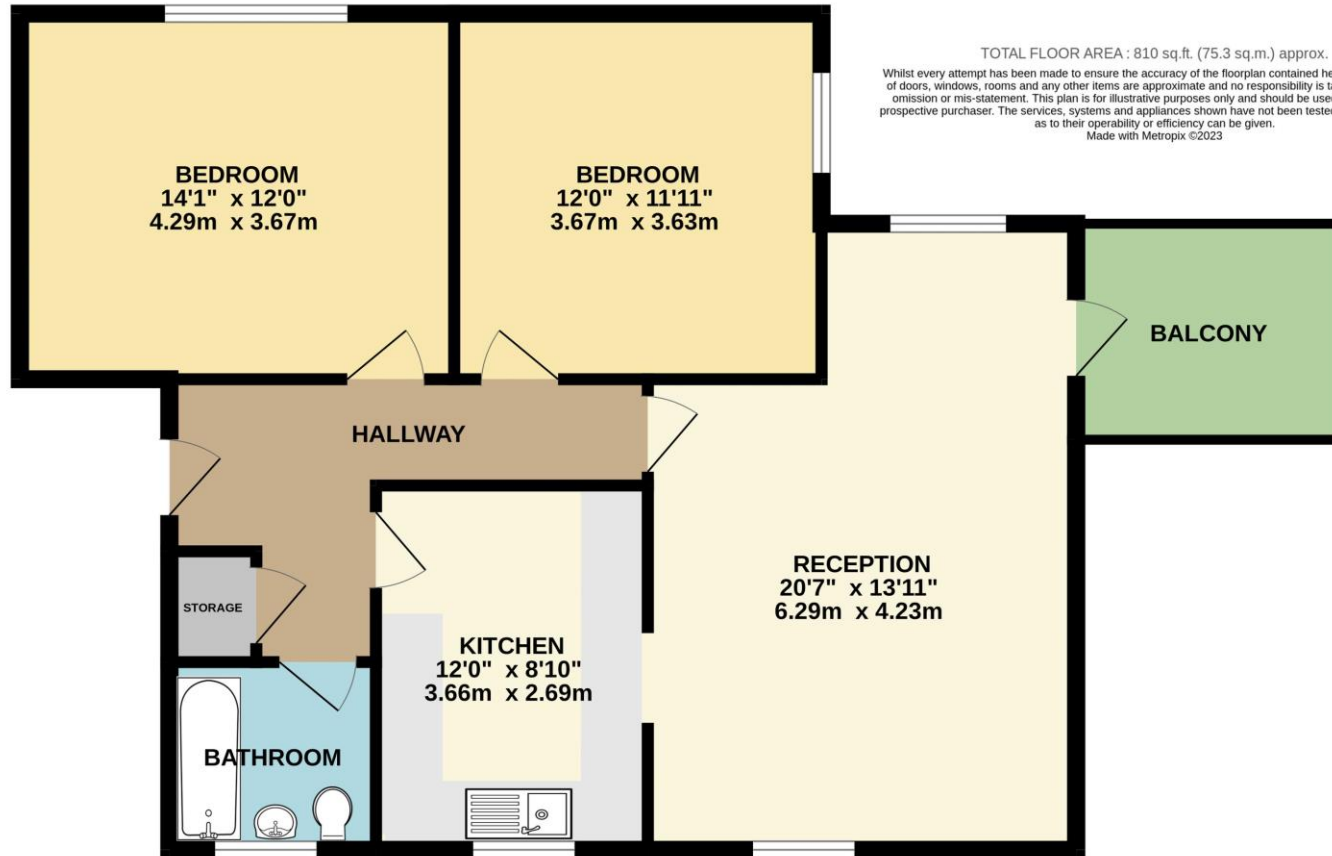
Council Tax Band: D
Tenure: Share of Freehold

EPC Rating: 64 | D
Service Charge: £300 per quarter





SECOND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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