

Estate Agents



Auctioneers



**Belle Vue Road, Tuckton, Bournemouth. BH6 3AH
£220,000 Leasehold**

Well Presented Two Bedroom, Two Bathroom Second Floor Flat
Lounge | Modern Kitchen | Master Bedroom with En-Suite Shower Room
Second Bedroom | Family Bathroom | Allocated Off Road Parking

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A well presented two bedroom, two bathroom second floor flat which has recently been redecorated and has brand new carpets. The property is situated in a sought after location close to the centre of Tuckton with its array of local shops, and has easy access to Christchurch town centre and Southbourne Grove with their larger choice of shops, cafes, bars and restaurants. Riverside walks and Tuckton Tea Gardens are just 350 yards away and the award winning sandy beaches at Southbourne are only half a mile away. The property would make an ideal first time purchase or rental investment property, and is offered for sale with no onward chain.

The well kept communal entrance has a security entry phone system and stairs leading to the second floor. Upon entering the flat you are greeted with a hallway with doors to all rooms. To the left is a spacious living/dining room with Velux windows giving the space a bright and airy feel; the fully fitted kitchen is off the lounge and has a built-in oven, recently installed new hob, integrated fridge, freezer and washing machine. The main bedroom is a good sized double and enjoys its own modern en-suite shower room, whilst the second bedroom measures 14' in length. The modern family bathroom has a three piece suite comprising of a bath, wash hand basin and w/c.

Outside, the flat benefits from an allocated off road parking space.

Council Tax Band: B

Lease: 107 Years Remaining

Service Charge: Approx. £1,800 per annum

EPC Rating: 80 | C

Ground Rent: £200 per annum

SECOND FLOOR 867 sq.ft. (80.5 sq.m.) approx.

