



Estate Agents



Auctioneers

Iford Lane, Tuckton, Bournemouth, BH6 5NG

£299,950 – Leasehold

**Modern Two Bedroom, Two Bathroom First Floor Apartment With Two Balconies
Communal Entrance, Stairs & Lift | Entrance Hallway | 22' Open Plan Kitchen & Living Area with Balcony
Master Bedroom with En-Suite & Balcony | Second Double Bedroom with Fitted Wardrobes | Modern Bathroom
Allocated Parking | No Chain**

A superbly presented two bedroom, two bathroom first floor apartment with two balconies, situated in a modern block with views over the River Stour; local shops at Tuckton are within 300 yards with the larger towns of Christchurch and Southbourne also close by. This impressive apartment features UPVC double glazing, gas central heating with recent boiler, modern kitchen, stylish open-plan living room with south facing balcony, master bedroom with balcony and en-suite shower room, second double bedroom with wardrobes, modern bathroom and allocated parking. The property is offered for sale with no onward chain - viewing recommended.

Enter via the communal door with stairs and lift service to first floor. The hallway has wood effect flooring and doors to all the rooms; double doors lead to the impressive 22' open-plan living room and kitchen area. The kitchen is fitted with a modern range of cream-gloss fronted wall and base units with wood effect worksurfaces over, built in oven and hob, washing machine and fridge/freezer; the living area has wood effect flooring, electric fireplace and French doors to the south facing balcony. The master bedroom again has wood effect flooring, en-suite shower room and WC plus doors to its own private balcony. The second bedroom is also a good sized double with fitted wardrobes. The main bathroom features a modern white suite with bath/shower, WC and basin with stylish tiling.

Outside, there is allocated parking for 1 car and there are two visitor spaces.

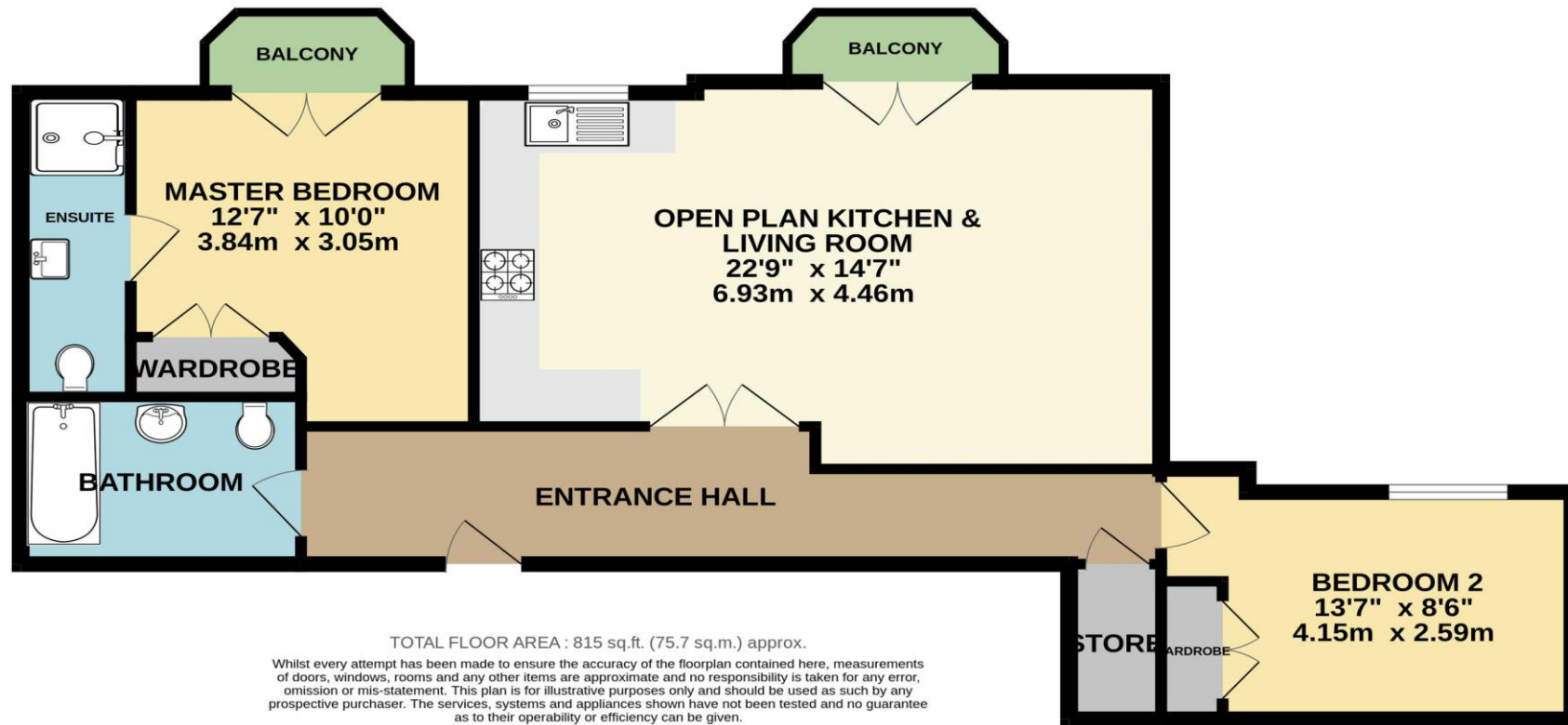
Lease: Approx. 101 Years Remaining
Service Charge: Approx. £2,486.64 per annum
EPC Rating: 77 | C

Ground Rent: £250 per annum
Council Tax Band: C





FIRST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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