

Estate Agents



Auctioneers



**Watcombe Road, Southbourne, Bournemouth. BH6 5LP
£200,000 Leasehold**

Very Well Presented First Floor Flat | 14' Lounge | Modern Fitted Kitchen
Double Bedroom | Modern Bathroom | Low Outgoings

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£200,000 Leasehold

Fully refurbished five years ago, this very well presented one double bedroom first floor flat is situated in a sought after residential location, within easy reach of riverside walks along The Stour and just half a mile to local shops at Tuckton. Southbourne Grove with its array of cafes, bars, restaurants and shops is within easy reach, with the award winning sandy beaches just beyond.

A communal entrance and stairs lead to the first floor. A private entrance door leads to the bright and airy hallway with doors leading to all rooms. The modern kitchen is fitted with a range of shaker-style units with ample worktop space, an integrated fridge/freezer and oven & hob, there is also space for a washing machine and tumble dryer and a window overlooks the front. The 14' living room also overlooks the front, has space for a sofa and dining table and benefits from a sunny aspect.

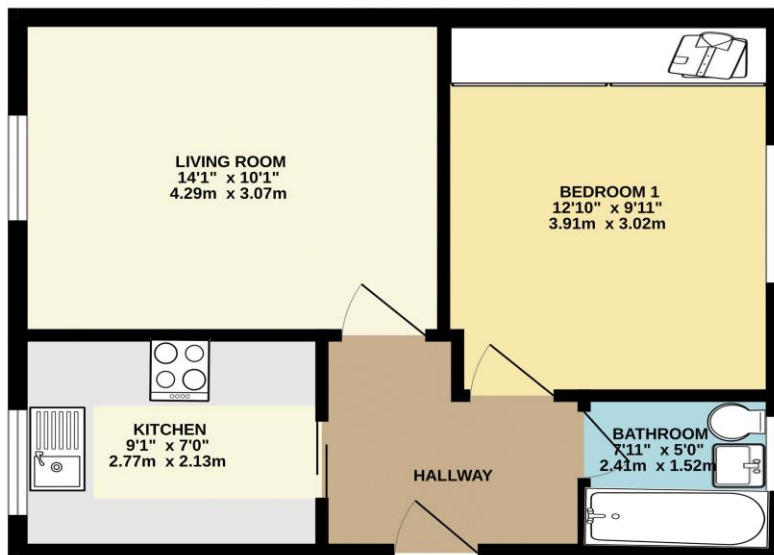
The bedroom features mirrored built-in wardrobes which run along the full length of the room giving fantastic storage; and the bathroom has a modern fitted three piece suite and benefits from a window to the rear of the property.

Viewing is highly recommended - perfect for a first time buyer/investor.

Ground Rent: £10 per annum
Lease: 90 Years remaining

Service Charge: £650 per annum
EPC Rating: 56 | D

FIRST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 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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