



Estate Agents



Auctioneers

Warren Edge Road, Southbourne, Bournemouth, BH6 4AJ

£299,950 – Share of Freehold

Modern Two Bedroom, Two Bathroom Ground Floor Flat

**Communal Entrance | Private Entrance Hallway | 16' Reception Room with Private Terrace/Patio | Modern Kitchen
Master Bedroom with En-Suite Shower Room | Second Bedroom with Fitted Wardrobes | Newly Fitted Bathroom
Allocated Parking | No Chain**

A superbly presented two bedroom ground floor flat in this popular modern development situated just 350 yards from the glorious sandy beaches. The property has recently been redecorated with new flooring and a new bathroom suite - further benefits include UPVC double glazing, gas central heating, allocated parking 16' reception room, modern kitchen with built-in appliances, master bedroom with en-suite, and second bedroom with fitted wardrobes. Offered for sale with no onward chain - viewing recommended.

Enter via the well maintained communal entrance with lift and stairs to all floors. The private hallway has doors to all the main rooms and has recently-fitted wood flooring. The bright and spacious reception room also benefits from the new wood flooring and has a bay window to the front aspect with French doors opening to its own private terrace. The modern kitchen has a good range of units with contrasting worksurfaces and fitted appliances including oven & hob, washing machine, fridge/freezer and dishwasher.

The master bedroom to the rear has a range of fitted wardrobes and its own en-suite shower room and wc. The second bedroom also has a good range of fitted wardrobes and a window to the side. The main bathroom has recently been refurbished with a new suite of bath with shower over, WC and basin with contrasting grey floor and wall tiling.

Outside, there is allocated parking for one car. Well tended communal grounds surround the development.

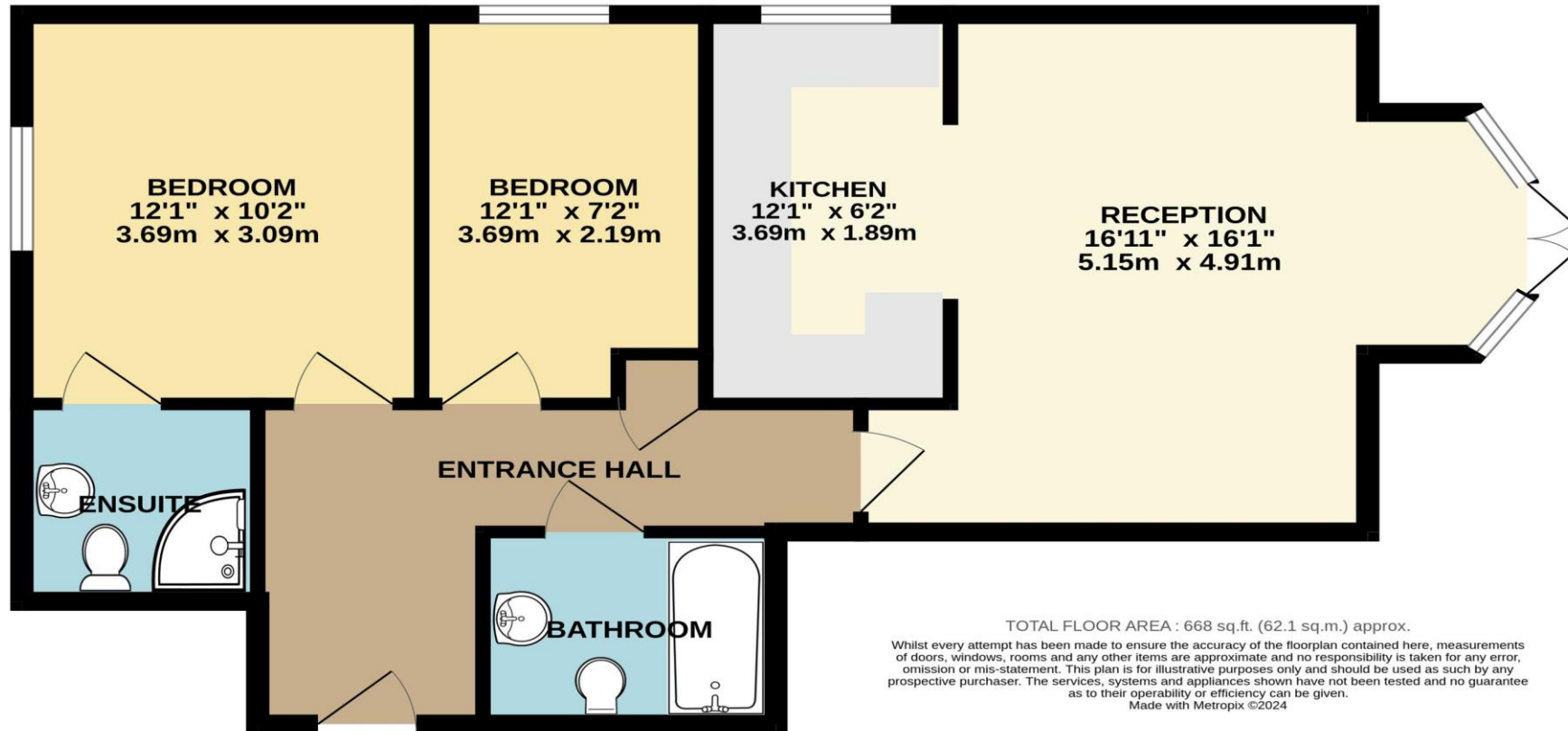
Tenure: Share of Freehold
Council Tax Band: D

Maintenance Charge: £2,600 per annum
EPC Rating: 78 | C





GROUND FLOOR
668 sq.ft. (62.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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