



Estate Agents



Auctioneers

Church Road, Southbourne, Bournemouth, BH6 4AS

£299,950 – Share of Freehold

Two Bedroom, Two Bathroom Second Floor Apartment

Communal Entrance, Stairs & Lift to All Floors & Underground Parking | 19' Reception Room | Modern Kitchen
Master Bedroom with En-Suite | Second Bedroom | Bathroom | Underground Parking Space | Share of Freehold | No Chain

A great opportunity to purchase a spacious two bedroom, two bathroom apartment in this prestigious modern block situated in a lovely location just 400 yards from the stunning clifftop and sandy beaches at Southbourne; there is a convenient parade of local shops at Southbourne Crossroads and the picturesque nature reserve at Hengistbury Head and Christchurch Harbour are within a mile. The larger shopping areas of Southbourne Grove & Christchurch town centre are both within easy reach by car or bus.

The property is presented in excellent order throughout and benefits from a share of the freehold. Features include UPVC double glazing, gas central heating, 19' reception room, modern kitchen, master bedroom with en-suite, modern bathroom, second double bedroom and secure underground parking space.

Enter via the secure communal entrance with stairs and lift service to the second floor. The apartment itself has a hallway with doors to all the main rooms; to the left hand side is the spacious 19' reception room which has a window overlooking the front and an archway leading to the modern kitchen which is fitted with a range of wall and base units having contrasting worksurfaces over and built-in appliances including oven, hob, extractor and washing machine.

The bright and spacious master bedroom has a large built-in wardrobe and its own en-suite shower room comprising of a corner shower cubicle, w/c and basin. There is a good sized second bedroom which has a window overlooking the front and there is a further main bathroom comprising of a modern three piece suite of bath, w/c and basin.

Outside, the property is surrounded by well tended communal grounds. A driveway leads to the secure underground parking space.

Tenure: Share of Freehold
Council Tax Band: C

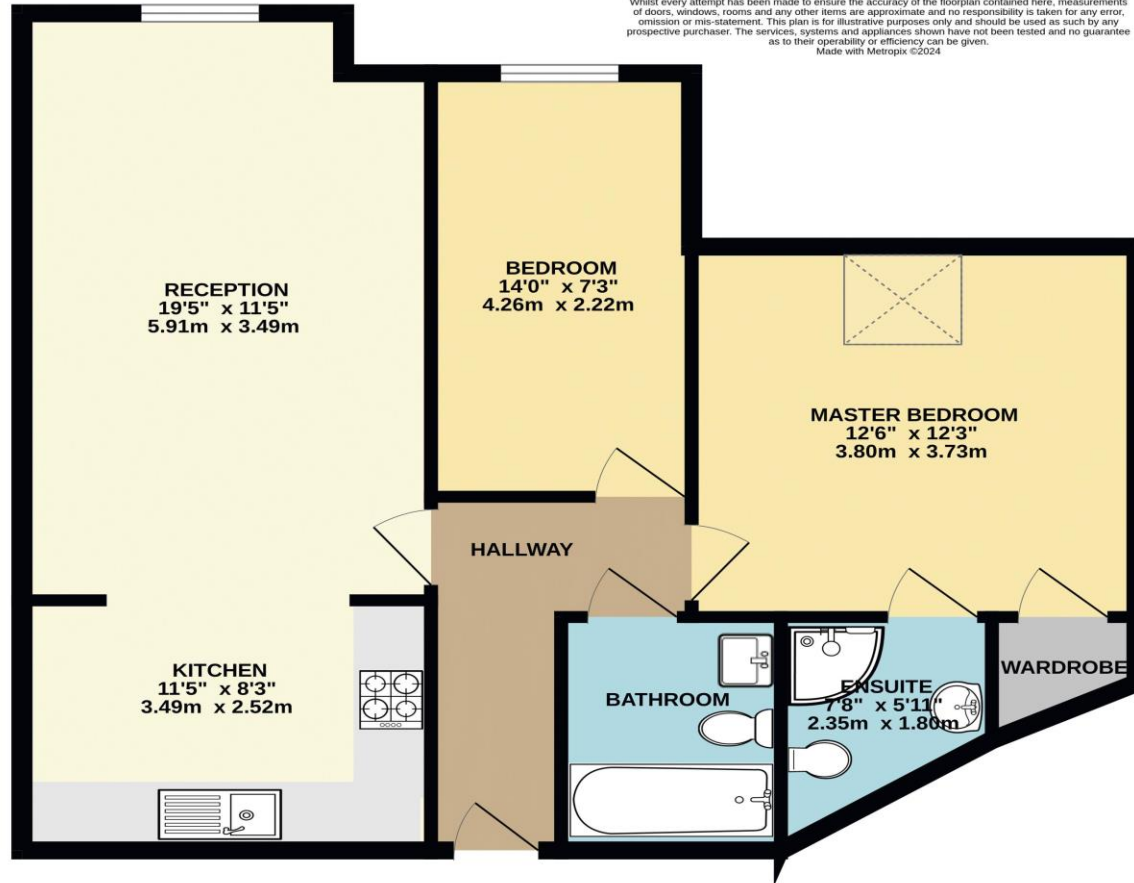
Service Charge: £2,162.00 per annum
EPC Rating: 82 | B





SECOND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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