



Estate Agents



Auctioneers

Belle Vue Mansions, Belle Vue Road, Southbourne, Bournemouth, BH6 3EJ

£288,000 – Leasehold

Three Bedroom First Floor Balcony Flat | Communal Entrance & Stairs To First Floor Hallway | Reception Room with Balcony | Modern Kitchen/Breakfast Room | Three Double Bedrooms | Modern Bathroom Garage & Bike Store | Communal Grounds

A superbly presented three bedroom first floor flat situated in a prestigious block situated just 200 yards from the stunning clifftop and beaches at Southbourne. The property has been modernised by the current owners and now features UPVC double glazing, gas central heating, modern kitchen/breakfast room with built-in appliances, three double bedrooms, modern bathroom plus a garage and bike store. Viewing is highly recommended.

Enter the building via the secure communal entrance with stairs to the first floor and rear door leading to the garages. The private internal hallway has doors to all the main rooms. The bright and spacious double aspect reception room has French doors leading to the balcony (The block is current undergoing the renewal of all balconies and this is due to be replaced shortly). The kitchen has been refitted with a modern range of wall and base units having contrasting worksurfaces over and appliances including a built-in oven, hob, extractor, dishwasher and fridge/freezer; there is also space for a table and chairs.

All three bedrooms are double bedrooms and the modern bathroom has been fitted with a P-shaped bath with shower over, w/c and basin with stylish tiling.

Garage: Single Garage in block and additional bike store.

Lease: 127 Years remaining
Ground Rent: Nil
EPC Rating: 76 | C

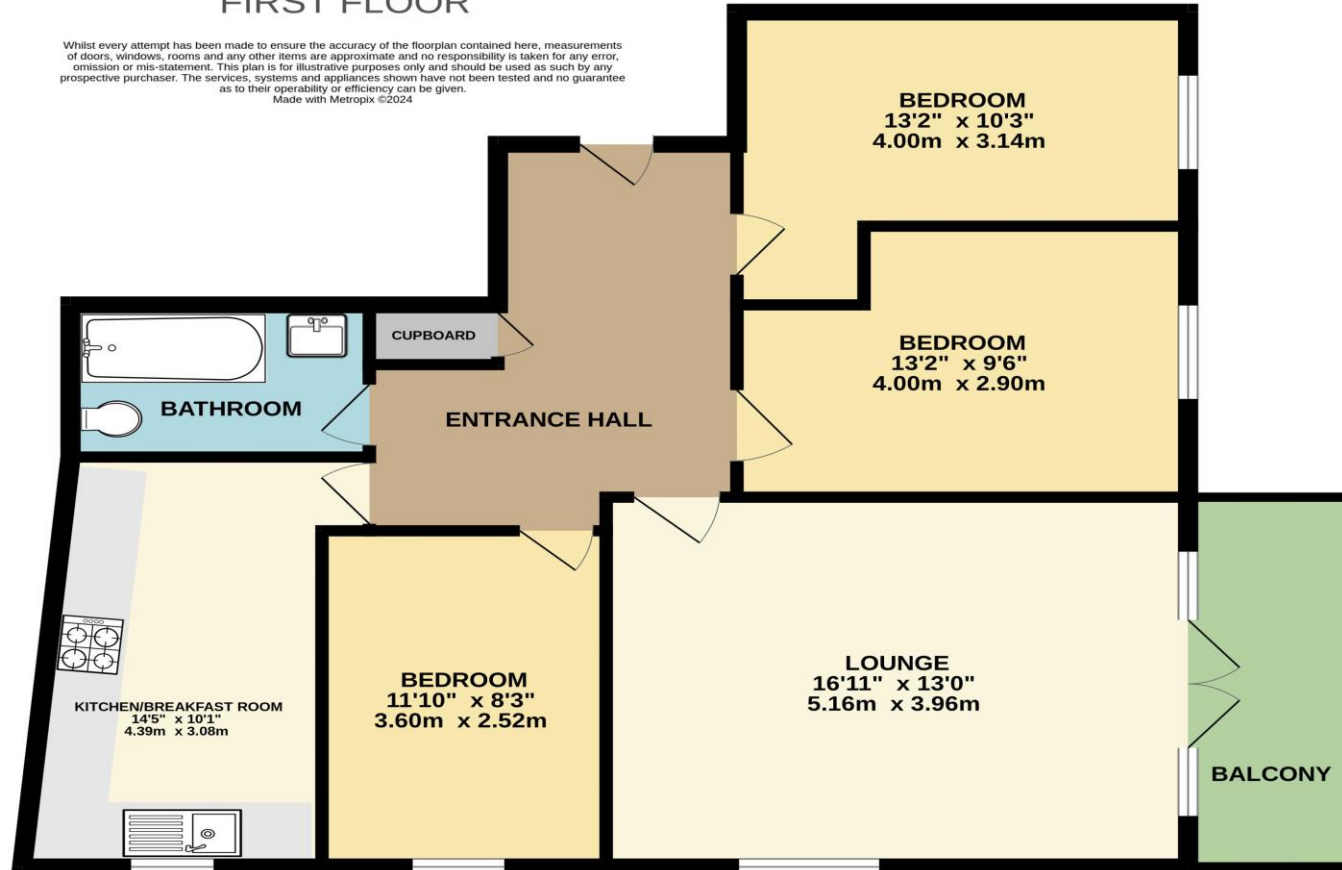
Service Charge: £409 per quarter
Council Tax Band: B





FIRST FLOOR

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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