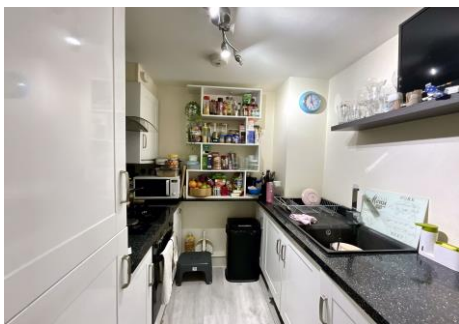


Estate Agents



Auctioneers



Warren Edge Road, Southbourne, Bournemouth. BH6 4AU £235,000 Leasehold

Two Bedroom First Floor Apartment just 300 Yards from the Beach
Entrance Hall | Lounge | Modern Kitchen | Two Bedrooms | Bathroom | Allocated Parking

Warren Edge Road, Southbourne, Bournemouth. BH6 4AU

£235,000 Leasehold

A well presented two bedroom first floor apartment superbly located just 300 yards from the picturesque clifftops and stunning sandy beaches below. Local shops are nearby at Southbourne crossroads, with a larger array of restaurants, independent shops and coffee shops easily accessible in both Southbourne Grove and Christchurch town centre. The flat is offered to the market with no onward chain.

A secure communal entrance has stairs leading up to the first floor. The private entrance hallway has doors leading to all rooms; to the left is the lounge which is a good sized room and enjoys lots of natural light (this room is currently being used as an additional bedroom by the current tenant). The kitchen is fitted with a range of modern white shaker-style units, having an integrated fridge/freezer, built in oven, hob and extractor fan over.

There are two double bedrooms. The larger bedroom has ample space for wardrobes and a chest of drawers, and the second bedroom is also a bright an airy room which is located to the rear of the property. There is a modern fitted three piece bathroom suite comprising of a bath with overhead shower, basin with vanity unit and low level w/c.

Outside, there is an allocated parking space.

EPC Rating: 79 | C

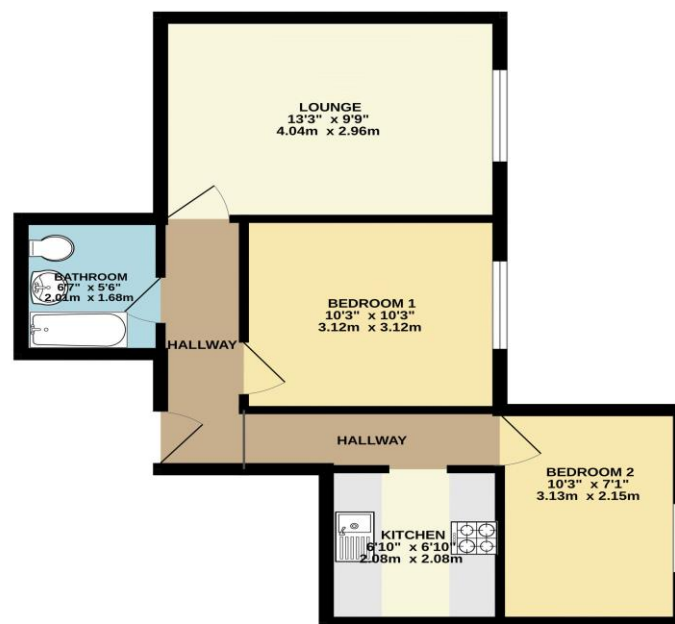
Service charge: £1,802 per annum

Lease: 125 Year term from 25/3/2015 - 115 Years remaining

Council Tax: Band B

Ground Rent: £125 per annum

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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.
Made with Metropac C5024

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.