



Estate Agents



Auctioneers

# **Southwood Avenue, Southbourne, Bournemouth, BH6 3QB**

## **£325,000 – Leasehold**

**Three Bedroom, Two Bathroom Top Floor Apartment Just 100 Yards To The Clifftop  
Communal Entrance & Stairs | Hallway | Reception Room | Master Bedroom with En-Suite | Two Further Bedrooms  
Modern Kitchen | Modern Bathroom | Allocated Parking | No Chain**

A rarely available three bedroom, two bathroom top floor apartment situated in a great location just 100 yards from the stunning clifftop at Southbourne with the fabulous sandy beaches just below, and a short walk to the popular Southbourne Grove with its array of local shops, coffees shops and eateries. The apartment itself boasts UPVC double glazing, gas central heating with recently installed boiler, 14' reception room, modern kitchen, modern bathroom, master bedroom with en-suite plus two further good sized bedrooms, allocated parking and No Chain. Pets Allowed with Permission – Viewing recommended.

Enter via the recently updated communal hallway and stairs then lead to the second floor landing. From the private hallway doors lead to all the rooms. To the rear aspect is the 14' reception room with double aspect windows. The kitchen is fitted with a modern range of wall and base units having contrasting worksurfaces over with built-in oven, hob and extractor, fridge/freezer and space for the washing machine. All three bedrooms are an excellent size - The master bedroom has its own en-suite shower room and w/c. The main bathroom has a modern three piece suite of bath, w/c and basin with stylish tiling.

Outside: Allocated parking for one car

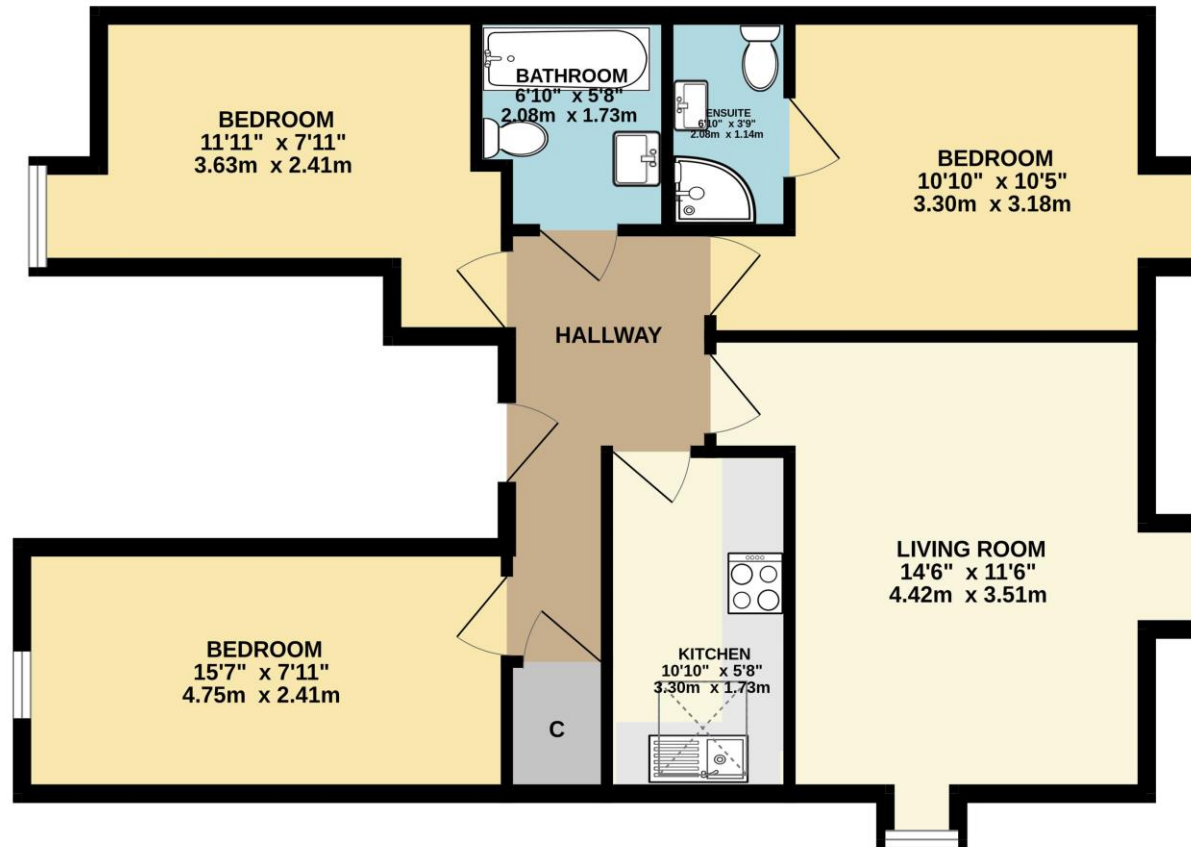
Lease: 106 years remaining  
Council Tax Band: D

Service Charge & Ground Rent: £725 per annum  
EPC Rating: 77 | C





SECOND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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