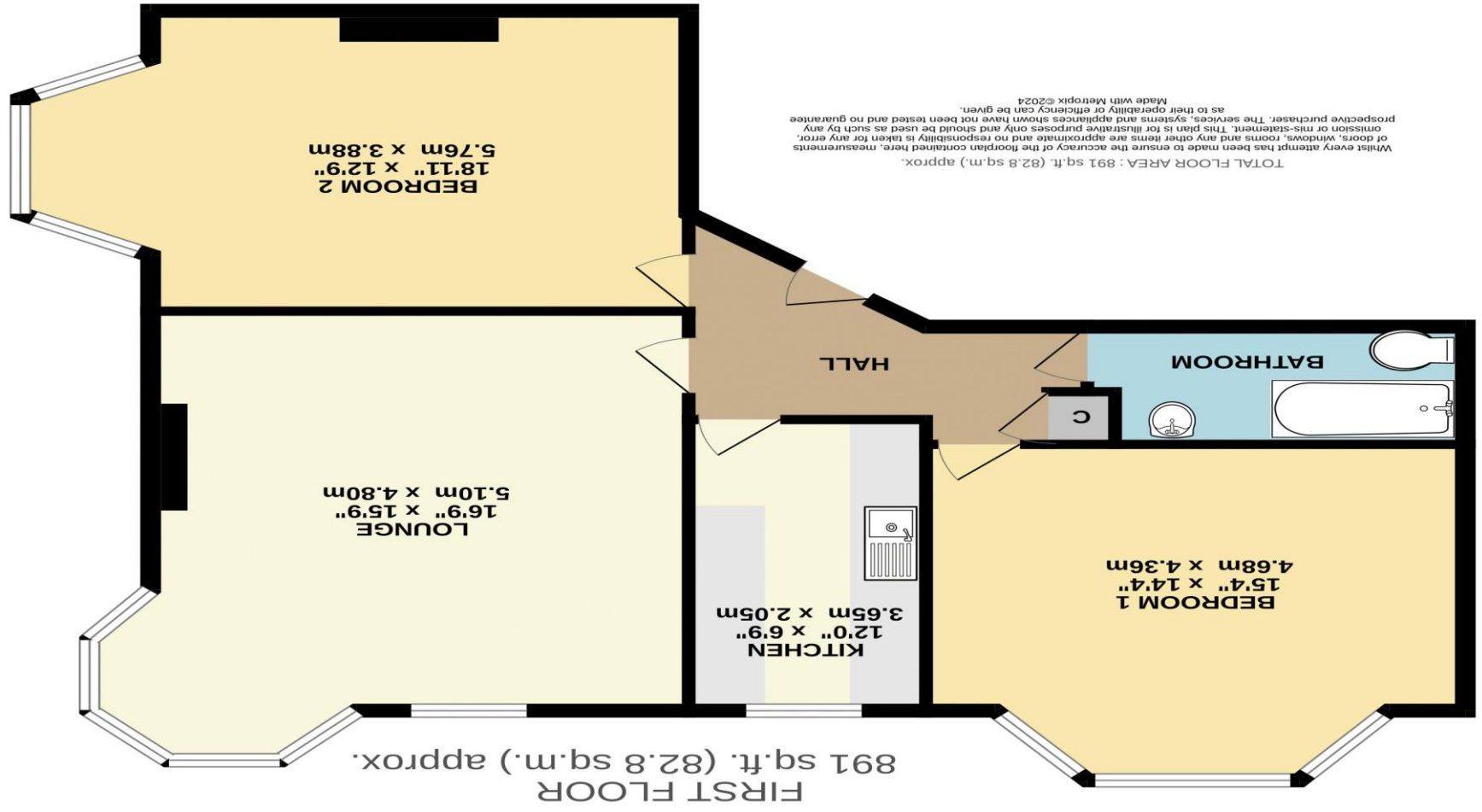


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey and 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.



Castlemain Avenue, Southbourne, Bournemouth, BH6 5EH

£285,000 – Share of Freehold

**Spacious Two Bedroom First Floor Flat | Communal Entrance | Hallway | 16ft x 15ft Reception Room | Two Double Bedrooms
Modern Kitchen | Modern Bathroom | Garage | Parking | Long Lease | No Chain**

A spacious Two Double Bedroom First Floor flat situated in a great location just a short walk from the bustling shopping parade at Southbourne Grove with its cosmopolitan array of shops, cafes and restaurants and approximately 1 mile from the cliff tops and sandy beaches below. The property benefits from outstanding accommodation of 891 sqft and main features include double glazing, gas central heating, 16ft x 15ft reception room with turret style bay window, modern kitchen, modern bathroom, two huge bedrooms and a garage. Additionally, there is 960 year lease and no upper chain.

Enter via the secure communal entrance with entry phone system. The front doors leads to the hallway with doors to all the room. The 19ft x 17ft reception is most impressive with feature turret style bay window to the front aspect, feature fireplace and wood effect flooring. The kitchen is fitted with a modern range of wall and base units with contrasting work surfaces over and built in oven and hob and space for all other appliances. The bathroom is fitted with a modern suite of bath/shower, wc and basin with stylish tiling. Both bedrooms are absolutely huge!

The impressive 18ft x 12ft main bedroom has a window to the side aspect and bedroom two measures some 15ft x 14 ft with a bay window to the front aspect. Beautifully decorated throughout with some original character features and high ceilings giving a real sense of space. Parking on a first come first served basis. Garage is located at the rear of the property with up and over door.

Tenure. Leasehold 960 years remaining Service Charge £100 per month
Council Tax Banding: B
EPC Rating: 57 | D

