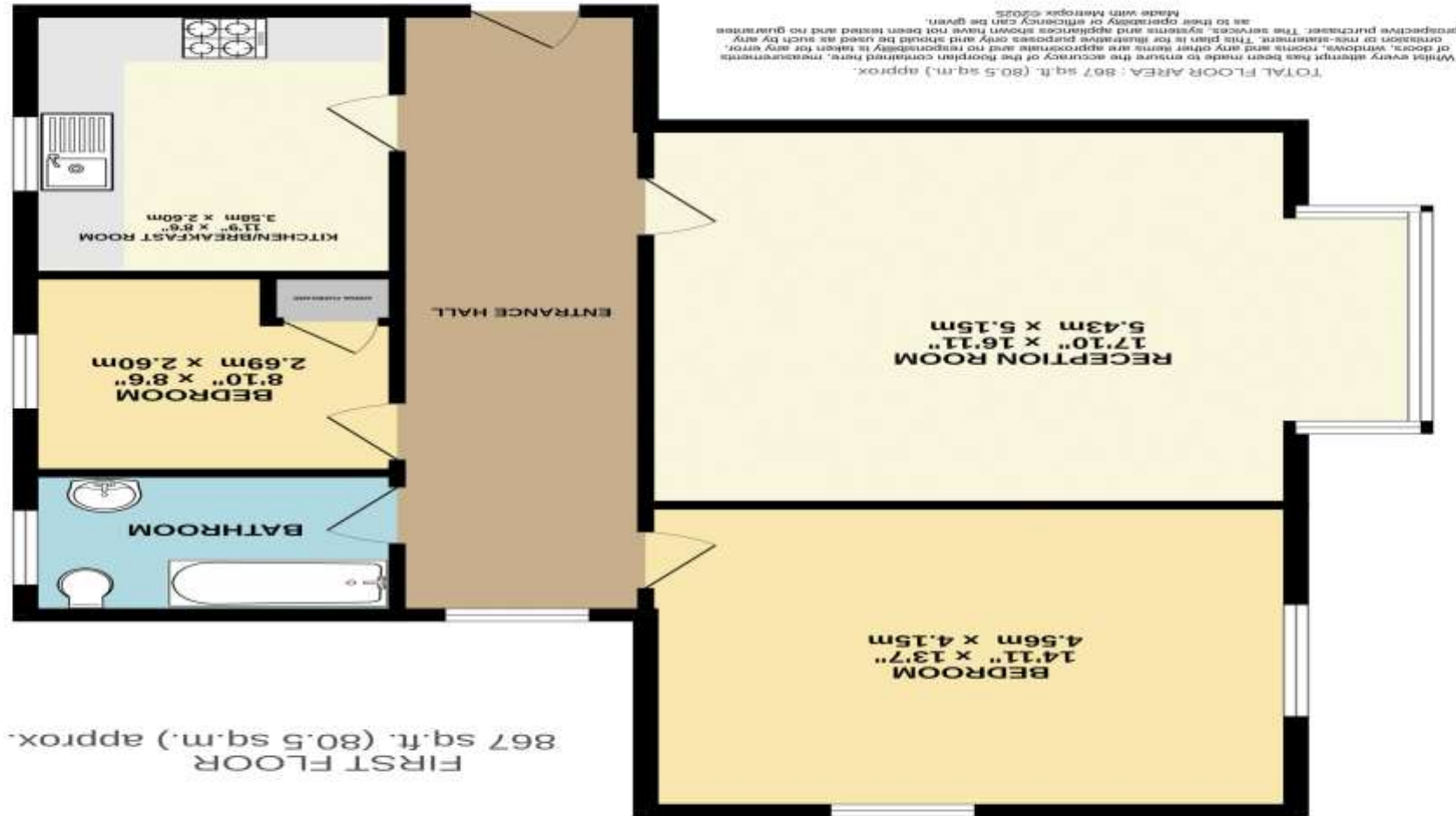




Estate Agents



Auctioneers



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Beechwood Avenue, Boscombe Manor, Bournemouth, BH5 1LX

Guide price £275,000 – Leasehold

**Spacious Two Bedroom First Floor Apartment | Communal Entrance | Hallway | 17ft x 16ft Lounge | Two Bedrooms
Modern Kitchen Breakfast Room | Bathroom | Allocated Parking for 2 Cars | Communal Grounds | Leasehold**

A spacious and well-presented two-bedroom first-floor apartment situated in a fantastic location just 400 yards from the stunning clifftop and beaches at Southbourne and Boscombe Spa. Both Southbourne and Boscombe's vibrant shopping parades are only a short drive away. The property features UPVC double glazing, gas central heating, and an impressive 17 ft x 16 ft lounge. It also includes a lovely modern kitchen/breakfast room equipped with a built-in oven and hob, a 14 ft master bedroom, a second double bedroom, and a modern bathroom. Additionally, there are two allocated parking spaces. Viewing is highly recommended.

The block is located on a prominent corner plot and consists of just four apartments. The main entrance is situated at the rear. Proceed through the communal entrance to the first-floor landing and to the front doors of the apartment. The hallway is spacious, and the current owner has created a study area at one end, with doors leading to all rooms.

The highlight of the apartment is the large 17 ft x 16 ft lounge, featuring a fireplace and a bay window. The kitchen/breakfast room has been recently refitted with a sleek range of grey gloss-fronted handle-less units, complemented by contrasting work surfaces. There is enough space for a breakfast table and chairs, with a window overlooking the rear.

The main bedroom is generously sized and benefits from double-aspect windows. The second bedroom is also a small double and includes a cupboard housing the boiler and hot water tank. The bathroom offers a three-piece suite, including a bath with shower, WC, and basin, all finished with white tiling and a window to the rear. Outside, the block is surrounded by well-tended communal grounds. There is also a communal store that could be utilised for bike storage, and there are allocated parking spaces for two cars.

Tenure: Leasehold – 96 years remaining

Ground Rent: £31.25 per quarter

Service Charge: £466.00 per quarter

Property Insurance: £123.21 per quarter

Council Tax Band: C

EPC Rating: to be confirmed

