



Estate Agents



Auctioneers

Flat 3, 2a, Beechwood Avenue, Boscombe Manor, Bournemouth, BH5 1LX

Guide Price £254,500 – 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

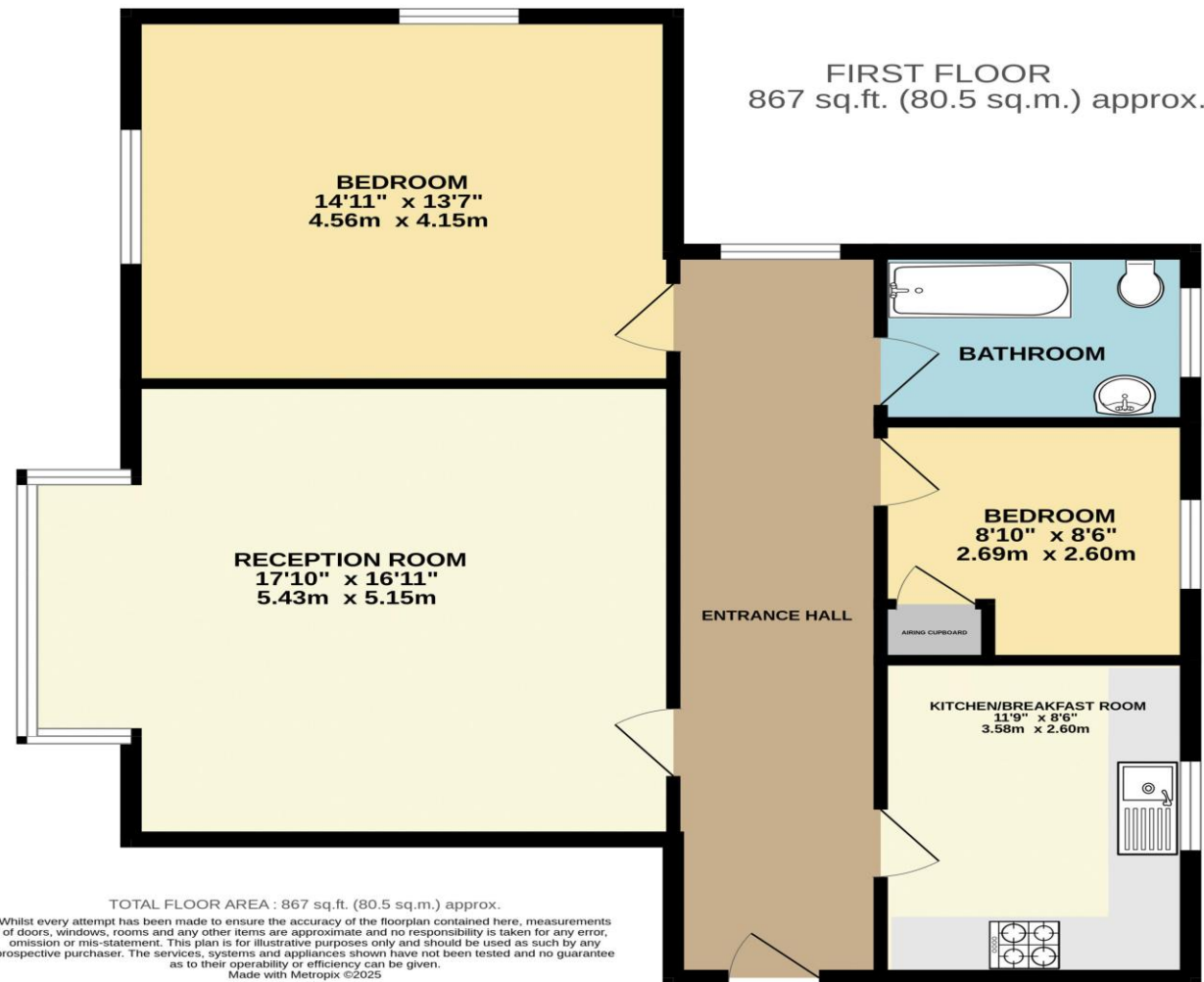
Property Insurance: £123.21 per quarter

Council Tax Band: C

EPC Rating: to be confirmed







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 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.

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