



Estate Agents



Auctioneers

Iford Lane, Tuckton, Bournemouth, BH6 5NG

Guide Price £270,000 – Leasehold

**Modern Two Bedroom, Two Bathroom First Floor Apartment | Communal Entrance, Stairs & Lift | Hallway
22' Open Plan Kitchen & Living Area with Balcony | Master Bedroom with En-Suite & Balcony
Second Double Bedroom with Fitted Wardrobes | Modern Bathroom | Allocated Parking | No Chain**

A superbly presented two-bedroom, two-bathroom first-floor apartment, set within a modern and well-maintained development overlooking the picturesque River Stour. Ideally located just 300 yards from local shops and amenities at Tuckton, and within easy reach of both Christchurch and Southbourne, this bright and spacious home offers a perfect blend of modern comfort and convenience. The property features uPVC double glazing, gas central heating with a recently installed boiler, and two private balconies enjoying pleasant outlooks.

The communal entrance provides both stairs and lift access to the first floor. Upon entering the apartment, a welcoming hallway with wood-effect flooring leads to all principal rooms. Double doors open into the impressive 22ft open-plan living and kitchen area, designed for modern living and entertaining. The kitchen is fitted with a contemporary range of cream gloss units with wood-effect worktops, and comes complete with a built-in oven and hob, washing machine, and fridge/freezer. The living area benefits from an electric fireplace and French doors opening onto a sunny south-facing balcony with views towards the River Stour.

The master bedroom is a generous double, featuring wood-effect flooring, an en-suite shower room with WC, and doors to a private balcony, the perfect spot for morning coffee. The second double bedroom also includes fitted wardrobes and enjoys ample natural light. The main bathroom is fitted with a modern white suite, including a bath with a shower over, WC, and basin, complemented by stylish contemporary tiling.

Externally, the property benefits from allocated parking for one vehicle, along with two visitor spaces. Offered for sale with no onward chain, this outstanding apartment combines a peaceful riverside setting with easy access to local amenities, beaches, and transport links. Viewing is highly recommended.

Tenure: Leasehold - approx. 101 years remaining

Ground Rent: £250 per annum

Service Charge: Approx. £2486.64 per annum

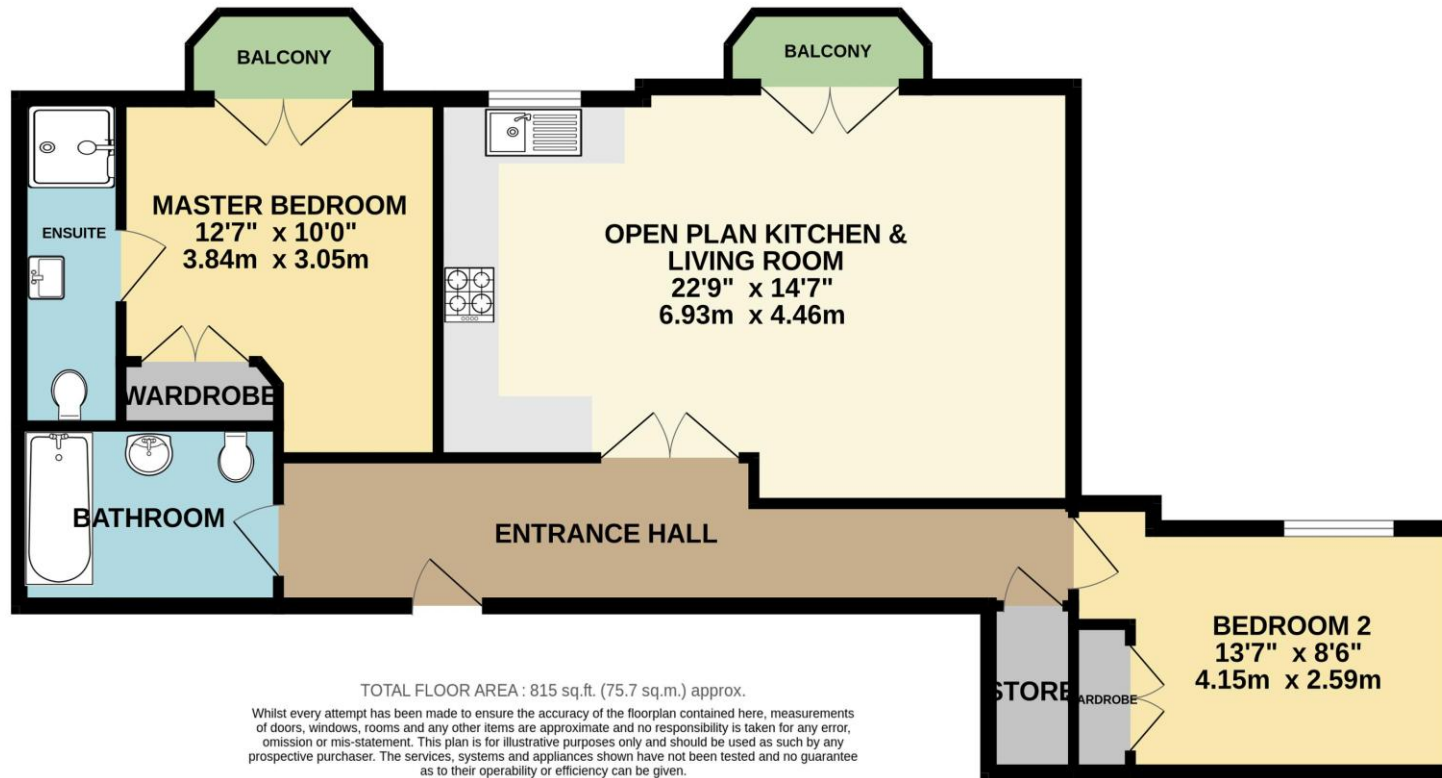
Council Tax Banding: C

EPC Rating: 77 | C





FIRST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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