



Estate Agents



Auctioneers

Wollaston Road, Southbourne, Bournemouth, BH6 4AR

Guide Price £375,000 – Share Of Freehold

**Two Bedroom Two Bathroom Raised Ground Floor Apartment | Communal Entrance | Hallway
19' Reception Room with Terrace | Modern Kitchen | Master Bedroom with Ensuite & Fitted Wardrobes | Second Bedroom
Modern Family Bathroom | Garage in Block | Share of Freehold**

Superb Two Bedroom Raised Ground Floor Apartment with Sun Terrace in Southbourne. A beautifully presented and generously proportioned two bedroom raised ground floor apartment with private sun terrace, ideally located just 200 yards from Southbourne Beach and the vibrant parade of shops at Southbourne Crossroads. Situated within the peaceful and modern Chatsworth development, constructed in 1996, this impressive apartment offers spacious accommodation throughout. The 19' reception room features sliding patio doors that open onto a well-sized terrace overlooking the communal gardens, with pleasant sea glimpses beyond, providing an ideal space for outdoor dining and relaxation.

The contemporary kitchen has been remodelled with sleek modern units and quartz work surfaces, incorporating a built-in double oven, hob and extractor, dishwasher, and space for a washing machine and fridge freezer.

Both bedrooms are generous doubles, with the master benefiting from fitted wardrobes and a stylish en-suite shower room comprising shower, wash hand basin and WC. The recently refurbished family bathroom features a bath with shower over, modern tiling, wash hand basin and WC. Additional storage is provided by two large cupboards in the hallway.

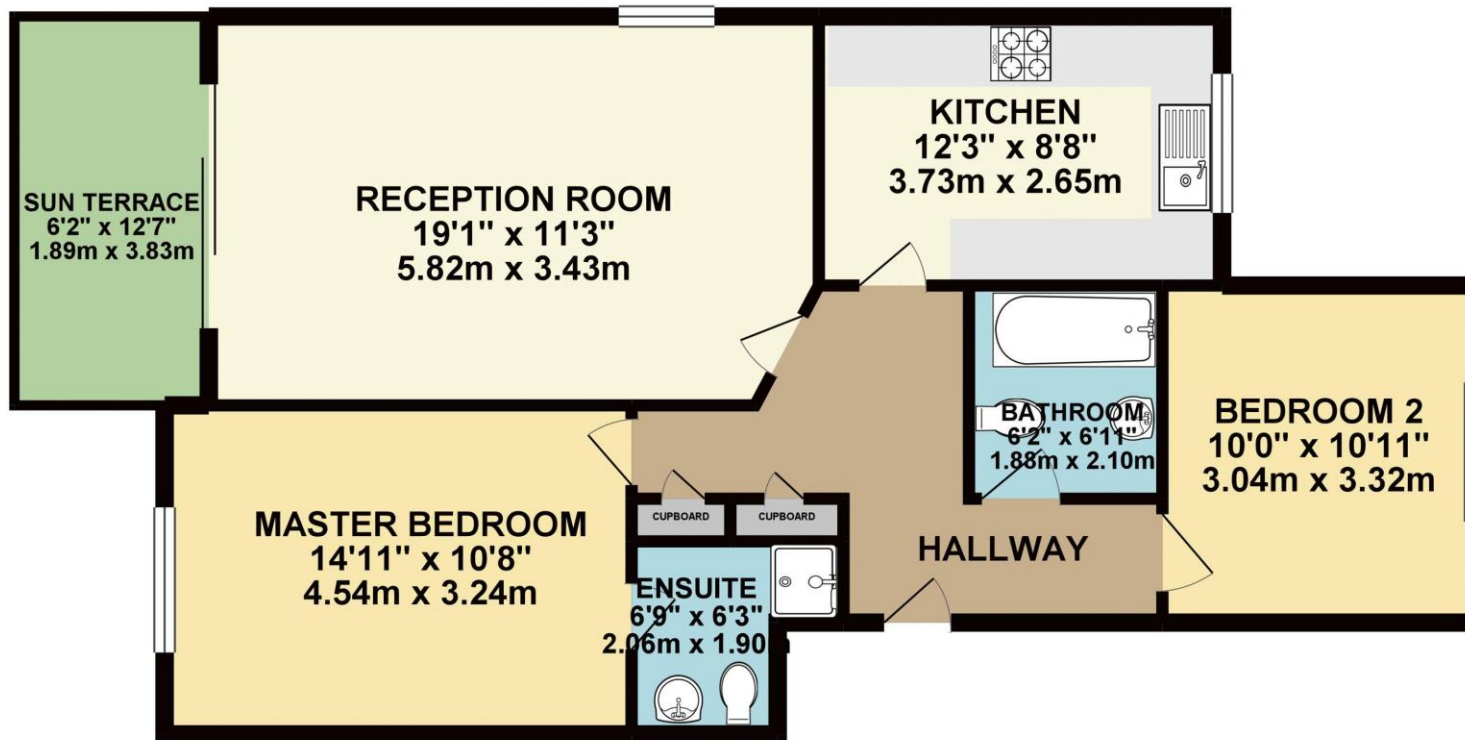
The property is further complemented by a private garage with power, lighting, electric car charging point and electronic door, along with additional visitor off-road parking. The well-maintained communal gardens are mainly laid to lawn with mature planting, creating a peaceful and private environment for residents to enjoy.

Tenure: Share of Freehold
Maintenance Charge: £2,800 per annum
Agent Note: No subletting is permitted
EPC Rating: 74 | C
Council Tax: D





GROUND FLOOR 801.35 sq. ft.
(74.45 sq. m.)



TOTAL FLOOR AREA : 801.35 sq. ft. (74.45 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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