



£350,000

Azalea Park 1 Milner Road, Bournemouth, BH4 8AD



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Property Description

A lovely, bright and airy two bedroom ground floor apartment with views over the communal gardens. The development comprises of only 11 apartments, the majority of which are in the main building. This property is in a section which comprises of only three apartments, the building has been tastefully designed to be in-keeping with the original Edwardian building.

Accommodation comprises of entrance hall with storage cupboard, large lounge/diner with side window and double opening French doors leading to a private patio area, this room has a pleasant outlook over the communal grounds. From the lounge/diner double opening doors lead to the kitchen which comprises of Shaker style kitchen units, integrated fridge and freezer, built-in oven, gas hob, extractor hood, white ceramic sink, woodblock work surface areas and modern patterned tiled splashback. The main bedroom is a good size double room, has a front aspect with views over the gardens, bedroom two is a single room. The modern bathroom is fully tiled, has a chrome ladder style towel rail, sink storage unit and wall mounted mirrored cabinet. This apartment has its own private patio that adjoins a large communal lawn area. A single garage is conveyed with the flat and there is on road parking available in the cul-de-sac for visitors.

Location:- Azalea Park is set back from the road in a private position set within large mature grounds. From the cul-de-sac there is a public footpath that leads to West Overcliff Drive from where breath taking sea views can be enjoyed and access to seven miles of sandy beaches stretching across one of the most popular areas of the South Coast. Just a few minutes walk away is access to Alum Chine, Bournemouth Town Centre and Westbourne are both easily accessible. Bournemouth offers a wide selection of shops, eateries and entertainment venues, the smaller town of Westbourne approximately ten minutes walk away, is more well known for independent restaurants, boutique shops as well as an undercover Victorian shopping arcade.

Tenure

Tenure: Share of freehold, 999 year lease from 2017

Service Charge: £2,500 p.a. (includes building insurance and contribution to a reserve fund)

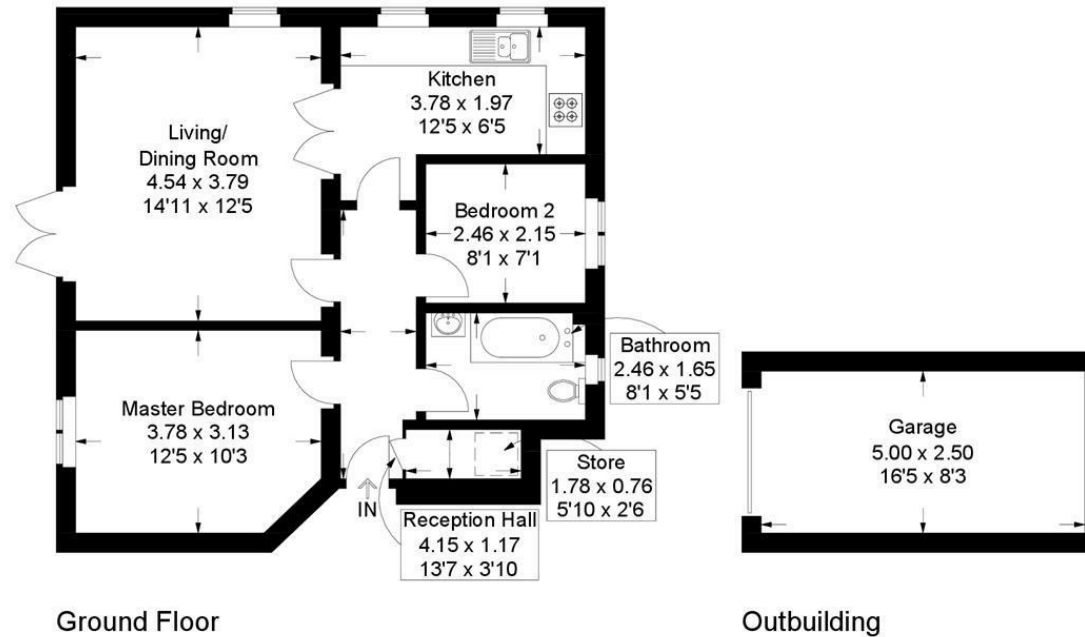


FEATURES & SPECIFICATIONS

- Quiet Cul-de-sac location
- Private patio area
- Large communal gardens
- Bright and airy accommodation
- Gas central heating (combination boiler)
- UPVC Double Glazing
- Garage
- Short walk to the cliff top and sandy beaches

Azalea Park, Milner Road, Bournemouth

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft
 Outbuilding = 12.8 sq m / 138 sq ft
 Total = 70 sq m / 754 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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