



£310,000

Flat 3 Benellen Towers 9 Benellen Avenue, Bournemouth, BH4 9LT



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Property Description

A spacious and well presented two bedroom top floor apartment in this attractive building situated in a highly desirable location. The internal accommodation comprises of a large living room / dining room, two generously sized double bedrooms with the master bedroom having an en-suite shower room, modern main bathroom and modern fitted kitchen. There is also a large and sunny South West facing balcony which can be accessed directly from both the living room and the master bedroom. Further benefits include a large garage, residents parking which is on a first come first served basis, share of the freehold, double glazed windows and gas central heating throughout. There is also a large loft space above the flat which is accessed via a loft hatch within the hallway of the flat which is ideal for storage.

Talbot Woods is one of Bournemouth's most prestigious residential areas and Benellen Towers is set within large, mature wooded grounds. From Benellen Avenue there is easy access to the Upper Gardens which lead to Bournemouth town centre and Westbourne village is less than a mile away. Bournemouth offers seven glorious miles of idyllic coastline as well as a wide choice of shops and eateries. Westbourne Village is a thriving shopping district, with independent fashion boutiques, coffee shops and restaurants all linked by a Victorian covered arcade. For all water enthusiasts , picturesque Poole Harbour with a choice of marinas is a short distance away. mainline rail services operate from Poole and Bournemouth with a direct link to London Waterloo in approximately two hours.

An internal viewing is considered essential by the vendors sole agents to fully appreciate everything that this property has to offer and to avoid disappointment.

Tenure Information

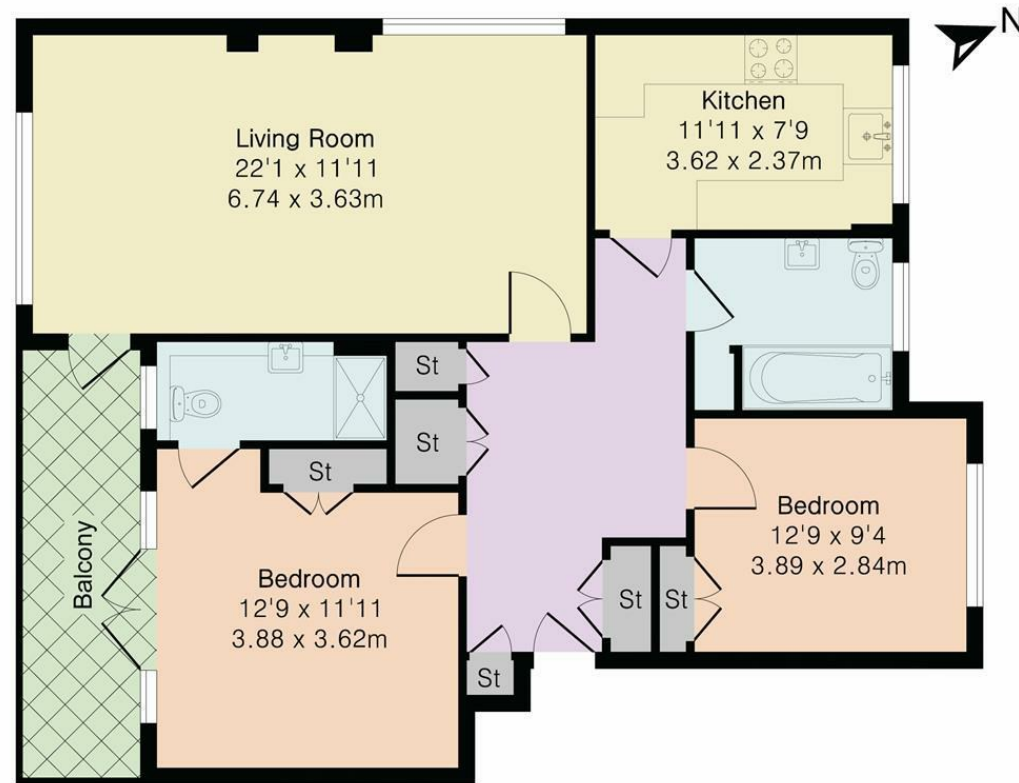
Service Charge is £1337.00 per six months which includes building insurance. management company fees, water, sewerage, communal lighting, gardening and window cleaning. Lease is 999 year from 2004.

Pets are permitted with permission from the management company. Sub letting is also permitted but no holiday lets are allowed.

FEATURES & SPECIFICATIONS

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- MODERN FITTED KITCHEN AND BATHROOM
- LARGE LIVING ROOM / DINING ROOM
- GARAGE
- RESIDENTS PARKING
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER LOCATION

Approximate Gross Internal Area 865 sq ft - 80 sq m



Second Floor Flat

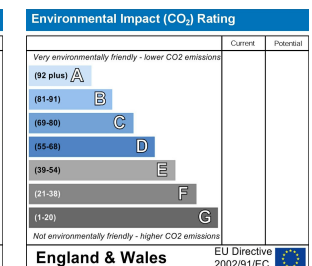
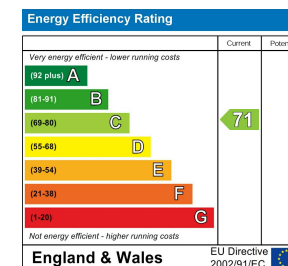


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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





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