



NICK WILDEN

exp<sup>®</sup> UK

@ nick.wilden@exp.uk.com

nickwilden@exp.uk.com

01202 985 085

# 59a The Avenue

Guide Price £235,000

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## REF: NW0965

We are delighted to offer for sale this superbly presented two double bedroom first floor apartment, which is located in a premier residential and school catchment location within a short distance of Bournemouth Town Centre and easy reach of main transport links. The property features two double bedrooms, a modern fitted kitchen and bathroom, a large living room and front garden.

### Accommodation

The property is accessed via a private entrance on the ground floor, with stairs leading to a large first floor landing, from which there are doors to all rooms. A modern fitted kitchen offers a range of floor and wall mounted units finished with a matching work surfaces and a new combi boiler. The two large double bedrooms are complete with fitted wardrobes. There is a modern fully tiled bathroom incorporating a bath with shower over, handbasin, and WC.

### Outside

Externally, the property has a private front garden.

### Location

The property is located in the popular location of The Avenue in Moordown, with its wide array of local shops, cafe's, bars, restaurants, schools, parks and regularly serviced public transport links to Bournemouth Town Centre and surrounding areas.

We are advised by the Vendor that the tenure details are as follows: -

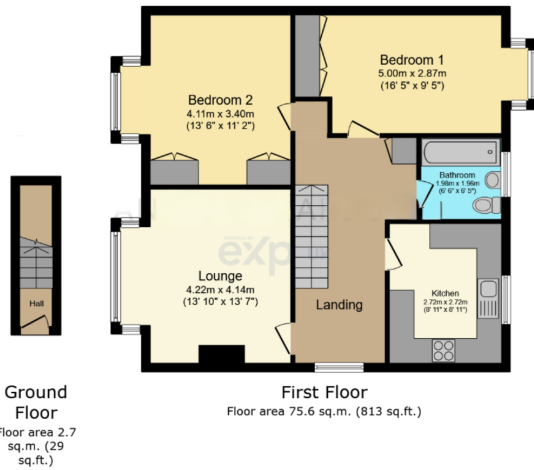
Tenure: Leasehold with 171 years remaining.

Ground rent: Peppercorn

Maintenance charge: Split 50/50 with the ground floor flat on an as and when required basis.

For more details or to arrange a viewing please contact our sales department.





Total floor area: 78.3 sq.m. (842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- LONG LEASE
- IDEAL FOR FIRST TIME BUYERS
- NO FORWARD CHAIN
- VIEWING HIGHLY RECOMMENDED
- FRONT GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN BATHROOM AND KITCHEN
- NEW COMBI BOILER
- CALL NICK NOW ON 01202 985085

