

LEASEHOLD

Flat - Purpose Built

FLAT 2, 4 NAUTICA, BURTLEY ROAD, BOURNEMOUTH, BH6 4AP

Asking Price

£279,950

FEATURES

- MODERN APARTMENT
- PRIVATELY OWNED GARDEN
- SHORT WALK TO THE BEACH
- TWO BATHROOMS
- UNDER FLOOR HEATING
- ALLOCATED PARKING
- HIGHLY DESIRABLE LOCATION
- EASY ACCESS TO LOCAL SHOPS



2 Bedroom Flat - Purpose Built located in Bournemouth

FOYER

Phone intercom system allowing access into the foyer. Post box, door leading to the ground floor apartment.

ENTRANCE HALL

Smooth plastered walls and ceiling, LED down lights, wood tiled effect under floor heating, doors leading to all primary rooms.

BEDROOM 1

12'1" x 8'10"

Smooth plastered walls and ceiling, down lights Upvc window to side aspect (onto the garden) fitted wardrobes, wet under floor heating. door leading into:

EN-SUITE

6'10" x 3'3"

A stunning En-suite with tiled effect flooring, under floor heating, tiled walls, sink with vanity storage, low level Wc, extractor fan. smooth ceilings with LED down lights

BEDROOM 2

8'10" x 7'2"

Wood effect tiled under floor heating smooth plastered walls and ceiling, Upvc window to side aspect.

BATHROOM

7'1" x 5'10"

A wonderful and modern bathroom with fully tiled walls and tiled effect under floor heating, hand basin with vanity storage, low level Wc, extractor fan. smooth plastered walls and ceiling with LED down lights.

OPEN PLAN LIVING AREA

A wonderful and modern room with a stunning kitchen with granite worktops, under lights, integrated dish washer, washing machine, microwave, fridge freezer, electric hob and fan oven, stainless steel sink, wood effect under floor heating. high level Upvc window to side aspect, porthole Upvc window to front aspect, French style Upvc doors onto the balcony with a path leading to the private rear garden.

OUTSIDE

The apartment has allocated parking for one vehicle, pathway leading to the ground floor lounge entrance via the balcony and a path leading onto the privately owned garden via a wooden gate. The garden is laid to a patio and composite decking areas with storage shed. The main entrance into the flats is located to side on the property with a private intercom phone system. Bike storage and bin storage are located to the front of the building..

LEASE

Ground Rent £400/year

Maintenance Charges this year are £1775.26

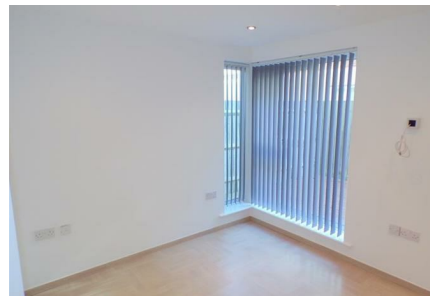
Building Insurance from June was £284.2

106 Years remaining on the lease





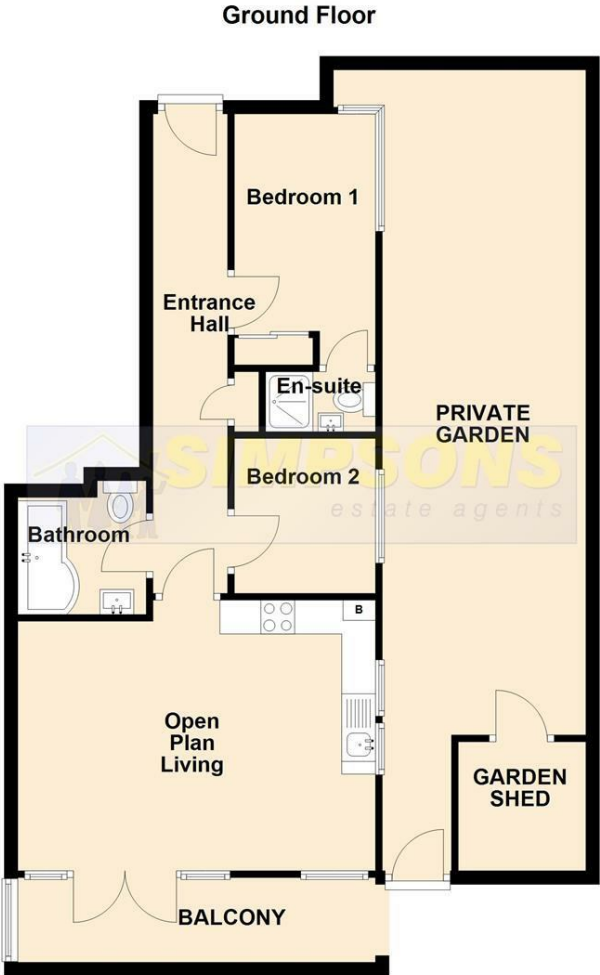
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Council Tax Band
C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

