



Sybil House Lansdowne Mews, Bournemouth BH1 1SJ

welcome to

Sybil House Lansdowne Mews, Bournemouth

A well presented two double bedroom apartment ideally located within moments of Bournemouth Town Centre, transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from private allocated parking and a share of freehold





Total floor area 54.8 sq.m. (590 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

A well presented two double bedroom apartment ideally located within moments of Bournemouth Town Centre, transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from private allocated parking from the apartment, separate kitchen, modern bathroom and a share of freehold. An internal viewing is highly recommended.

The property is entered via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a sunny south facing living room with large bay window. A modern fitted kitchen offers a range of floor and eye level units finished with a contrasting work surface. The kitchen includes an integrated oven, hob, extractor fan and washing machine.

Completing the accommodation is the apartments two double bedroom served by a modern bathroom finished with part tiled walls and comprising a modern white suite including a WC, wash hand basin and panel bath with shower over head.

The property is conveyed with one allocated parking space and can be offered for sale fully furnished.

Entrance Hall

Lounge

15' 6" max x 9' 2" (4.72m max x 2.79m)

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

Bedroom One

15' 11" Restricted head height x 9' 1"
Restricted head height (4.85m Restricted
head height x 2.77m Restricted head
height)

Bedroom Two

15' 8" max x 9' 1" (4.78m max x 2.77m)

Bathroom

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- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- ALLOCATED PARKING SPACE WITHIN CAR PORT
- CLOSE PROXIMITY TO BOURNEMOUTH TOWN CENTRE AND BEACHES
- SUNNY SOUTH FACING LIVING ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109089



Property Ref:
WTN109089 - 0008

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