

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.

GROSS INTERNAL AREA
TOTAL: 656 SQ. FT. 61 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR PLAN



Flat 6, 86 Southbourne Road
Bournemouth, BH6 5AQ, £230,000

MAIN FEATURES

Popular Location, Close To Sea and Shops

Security Entry

Double Glazed

Gas Central Heating

Allocated Parking

Two Bathrooms

No Forward Chain

Recently Modernised

Area

Southbourne is a relaxed and popular suburb of Bournemouth located next to the sea. A largely residential area with a lively cluster of brewpubs, cafes, and restaurants on Southbourne Grove. From here, the Fisherman's Walk nature trail cuts through woodland to family-friendly Southbourne Beach. The coastline stretches east around Hengistbury Head, a claw-shaped peninsula and nature reserve with clifftop walks, wild flowers, and a Visitor Centre. Outstanding 5* Award Winning Sandy blue flag beaches continue past Bournemouth and on to Sandbanks. It has excellent travel connections with a main line train stations at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations

Summary

A super two double bedroom, two bathroom purpose built first floor flat, situated in a popular and convenient location just a few hundred metres from Southbourne town centre and with easy access to the cliff top and sea front. Very well presented throughout this modern apartment is ideal as a home or rental investment.

Description

Accommodation comprises, security entry front door through to communal hallway and stairs which lead to the first floor, access to Flat 6. Entrance Hall, doors to all main rooms. Lounge, a good size rooms with feature South facing bay window making a bright and airy room. Separate Kitchen, modern range of work surfaces with fitted storage cupboards, built in oven and hob, integrated fridge/freezer, space for washing machine, part tiled. Main Bedroom, a good size double with windows to the front, En-suite, built in shower cubicle, low level w.c, wash hand basin, part tiled. Second Bedroom, a double room, window to side. Family Bathroom, bath with shower over and glazed screen, low level w.c, wash hand basin part tiled, extractor. Outside the property has an allocated parking space to the rear. bike storage, communal garden area. The property has been recently been refurbished and with new laminate floor is ready to move into and is offered with no forward chain.

Tenure

Leasehold with 82 years remaining.

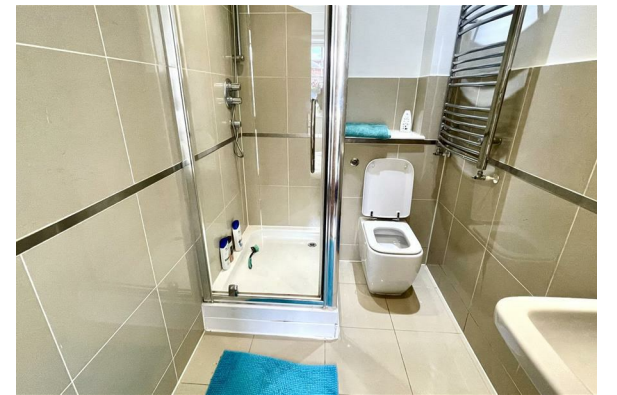
Ground Rent £200 per annum

Service charge £1,400 per annum.

Council Tax - A

£230,000

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



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