



Estate Agents



Auctioneers

Nautica, Burtley Road, Southbourne, Bournemouth, Dorset, BH6 4AP

Guide Price £275,000 – Leasehold

Modern Two-Bedroom, Two-Bathroom First-Floor Balcony Flat | Communal Entrance with Stairs & Lift | Hallway Storage Cupboard | Open Plan Kitchen/Reception Room with Balcony | Master Bedroom with En-Suite | Bedroom 2 Bathroom | Allocated Parking Space

Situated in a peaceful location just a few hundred yards from Southbourne's beautiful clifftops, Flat 5 at Nautica is a stylish, modern apartment within a development built in 2007 by respected local developers. Offering two bedrooms, two bathrooms and a south-facing balcony, this attractive property is presented in good decorative order throughout and is offered for sale with no upper chain. Early viewing is highly recommended.

Upon entering the well-maintained communal entrance, stairs and a lift provide access to the first floor, where the apartment is situated. The welcoming hallway leads to an impressive open-plan living and kitchen area, measuring approximately 17' x 13'. The modern kitchen is fitted with a comprehensive range of wall and base units, complemented by a selection of built-in appliances, including a fridge-freezer, oven, hob, dishwasher and washer-dryer. The living area benefits from large uPVC doors that open onto the south-facing balcony, creating a bright and inviting space ideal for relaxing or entertaining.

The master bedroom features a generous rear-facing window and a private en-suite shower room, complete with a shower, wash basin and WC. The second bedroom is also well proportioned and offers sufficient space to accommodate a double bed. Completing the accommodation is a bright and spacious family bathroom, fitted with a modern three-piece suite and contemporary tiling.

Outside, the property benefits from an allocated parking space for one vehicle, together with communal bin and bicycle storage facilities. The development is surrounded by well-maintained communal grounds, adding to the appeal of this desirable residential setting. Offering modern accommodation in a sought-after coastal location, just a short distance from Southbourne's clifftops, this attractive apartment would make an ideal home or investment opportunity.

With its south-facing balcony, allocated parking and the added advantage of no upper chain, viewing is strongly recommended.

Tenure: Leasehold - 105 Years remaining on lease. Pets considered with permission.

Ground Rent: £400.00 per annum

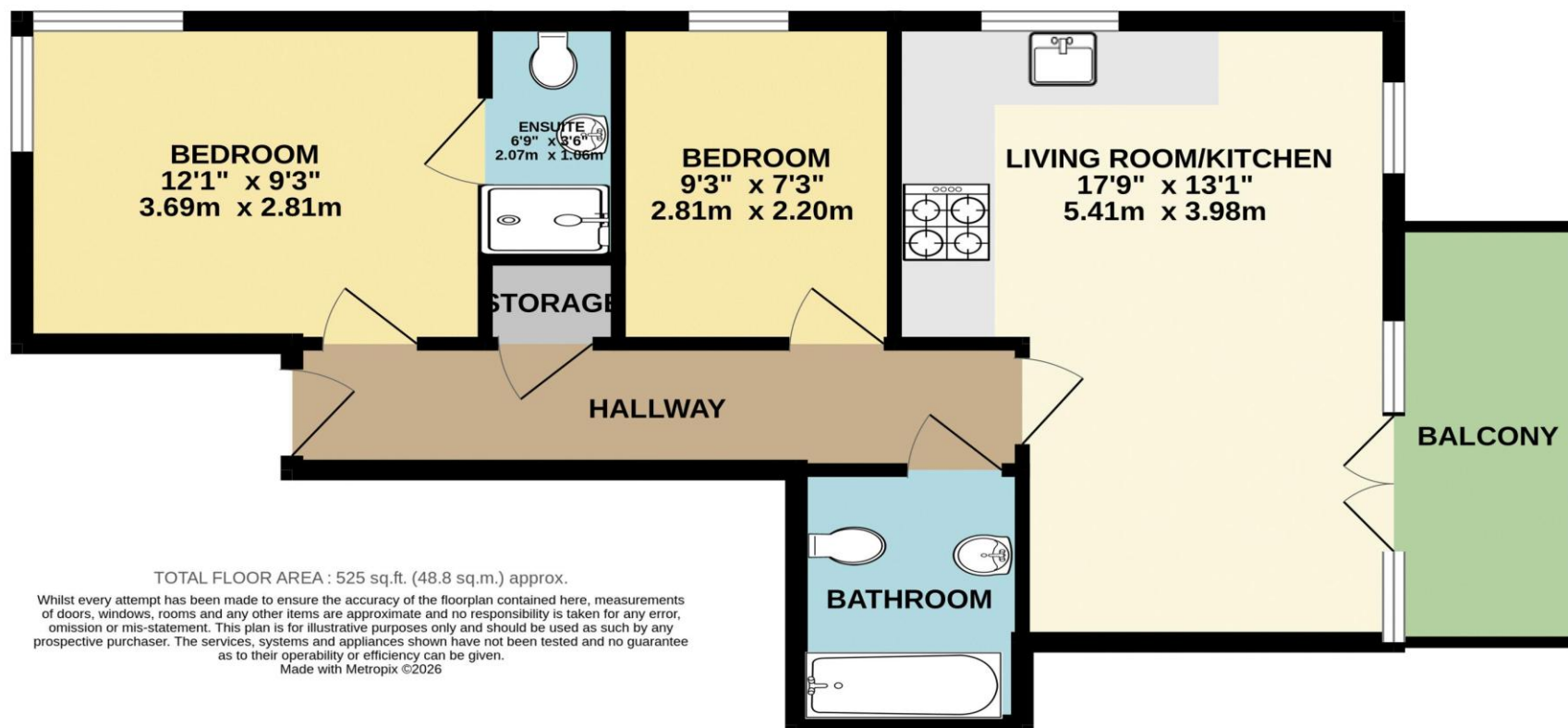
Service Charge: £1,860.00 per annum

Energy Performance Rating: 81 | B

Council Tax Banding: C







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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