

Flat 11, 14 Carysfort Road, Bournemouth, Dorset, BH1 4EJ

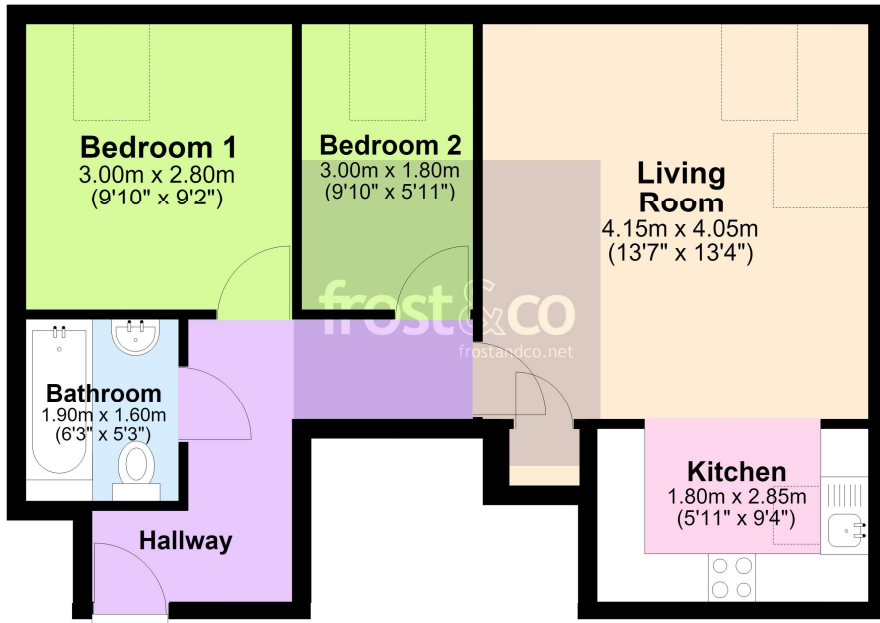
Guide Price £100,000



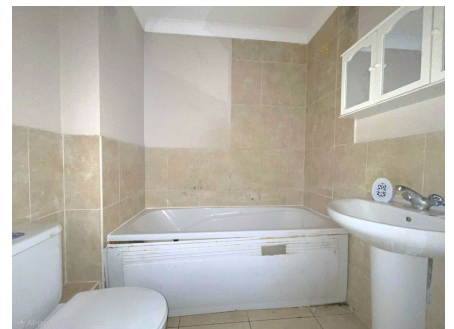
**TWO BEDROOM 2ND FLOOR FLAT, OPEN PLAN LIVING/KITCHEN AREA,
ALLOCATED PARKING SPACE, NO FORWARD CHAIN. CLOSE TO TOWN CENTRE
& BEACHES**

Second Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 sq. feet)

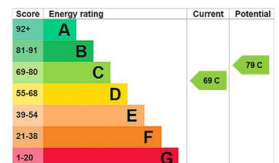


Situated on the top (second) floor of a purpose-built apartment block, this two-bedroom flat offers an excellent opportunity for first-time buyers, investors or those seeking a coastal retreat. Ideally positioned within easy walking distance of the town centre and the stunning local beach, the property combines convenience with a seaside lifestyle.

A staircase leads to the top floor, where the accommodation opens via a hallway, into a spacious living/dining room, providing a comfortable space to relax and entertain. An archway leads through to the fitted kitchen, which offers ample worktop and storage space, an integrated electric hob with oven below and extractor hood above, together with space for a fridge/freezer and washing machine.

The property features two bedrooms, including a good size double bedroom and a versatile second bedroom, ideal as a single bedroom, home office or study. The bathroom is fitted with a matching three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from an allocated parking space situated to the front of the building.



Disclaimer
 The Consumer Protection from unfair trading regulations 2008
 Whilst we as TEAM estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they may be available by separate negotiation. **The Data Protection Act 1998** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Council Tax Band: B