



LABURNUM HOUSE REDHILL DRIVE
BOURNEMOUTH, BH10 6AF
GUIDE PRICE £186,500

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- TWO-BEDROOM TOP-FLOOR APARTMENT
- POPULAR REDHILL LOCATION
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- RECENTLY DECORATED THROUGHOUT

- ELEVATED POSITION
- SPACIOUS AND BRIGHT LOUNGE/DINING AREA
- SEPARATE FITTED KITCHEN WITH AMPLE STORAGE
- EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS

A WELL-PRESENTED TWO-BEDROOM TOP FLOOR APARTMENT IN LABURNUM HOUSE - POPULAR RESIDENTIAL DEVELOPMENT IN REDHILL.

ENJOYING AN ELEVATED POSITION WITH VIEWS OVER HURN AT THE REAR OF THE PROPERTY.

TEL: 01202 985344

THE APARTMENT

The apartment offers well-proportioned and thoughtfully arranged accommodation, recently redecorated throughout and benefiting from newly fitted carpets, creating a fresh and welcoming feel and ready to move in.

The property comprises a welcoming entrance hallway with useful storage, a spacious and bright lounge/dining area, providing an excellent principal living space, together with a separate fitted kitchen featuring a good range of fitted cupboards and storage.

There are two bedrooms, with the principal bedroom being particularly spacious and benefiting from fitted wardrobes, alongside a family bathroom.

The property is presented in good condition throughout, whilst offering the opportunity for the new owner to further personalise and modernise the accommodation.

LOCATION

Laburnum House is situated within the popular residential area of Redhill, ideally positioned for access to a range of local amenities, green spaces and transport links. Bournemouth town centre and the surrounding areas are also readily accessible, making this a convenient location for everyday living and commuting close to castle point shopping centre and A31/A348 roads.



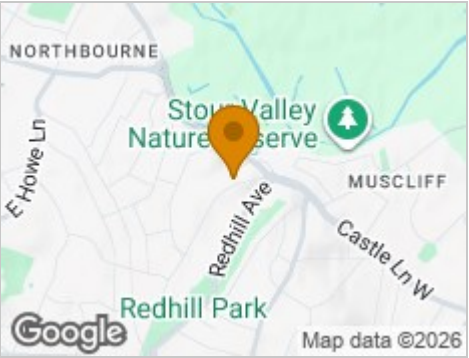
ROAD MAP



HYBRID MAP



TERRAIN MAP



FLOOR PLAN

Third Floor

Master Bedroom

4.78m x 3.63m

(15'8" x 11'11")

Lounge/Diner

4.78m x 3.68m

(15'8" x 12'1")

Bedroom 2

3.28m x 2.41m

(10'9" x 7'11")

Kitchen

3.28m x 1.96m

(10'9" x 6'5")

Bathroom

2.20m (7'3") max

x 1.78m (5'10")

Hallway

Cupboard

Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	73	78

EU Directive 2002/91/EC

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