



Estate Agents



Auctioneers

# Admiralty Road, Southbourne, Bournemouth, Dorset, BH6 4BL

## Guide Price £115,000 – Leasehold

**One Bedroom Second Floor Apartment | Over 60's Development | Sea Views | 100ft To Clifftop | Communal Gardens  
Residents Parking Subject To Availability | Modern Kitchen | In Good Order Throughout | Viewing Advised | Leasehold**

Sea Views! This second-floor one-bedroom retirement apartment is located in a highly sought-after block nestled in a quiet area at Hengistbury Head, offering lovely sea views from the lounge. The property is being sold with no onward chain. The development includes a House Manager, a communal lounge featuring sea views, organised activities, a communal laundry, and a guest suite for overnight visitors (charges apply). The apartment is surrounded by well-maintained communal grounds with a patio seating area, and the clifftop and beaches are just 100 yards away.

Inside, the apartment is thoughtfully designed to offer both comfort and practicality, benefitting from double glazing and electric heating to ensure a warm and energy-efficient environment throughout the year. The modern kitchen is stylishly fitted with a range of contemporary units and work surfaces, incorporating a built-in oven and hob, with designated space for a fridge and freezer. There is ample storage and preparation space, making it both functional and attractive for everyday cooking. The reception room is bright and inviting, centred around a charming bay window that draws in an abundance of natural light while framing beautiful sea views. This delightful outlook creates a calm and uplifting atmosphere, providing the perfect setting for relaxing or entertaining. There is plenty of space for both lounge and dining furniture, allowing for flexible and comfortable living.

The double bedroom is generously proportioned and benefits from fitted wardrobes, offering excellent storage without compromising on floor space. There remains ample room for additional bedroom furniture if desired. Completing the accommodation is a modern shower room, beautifully finished with elegant tiling and comprising a spacious shower cubicle, WC and wash hand basin.

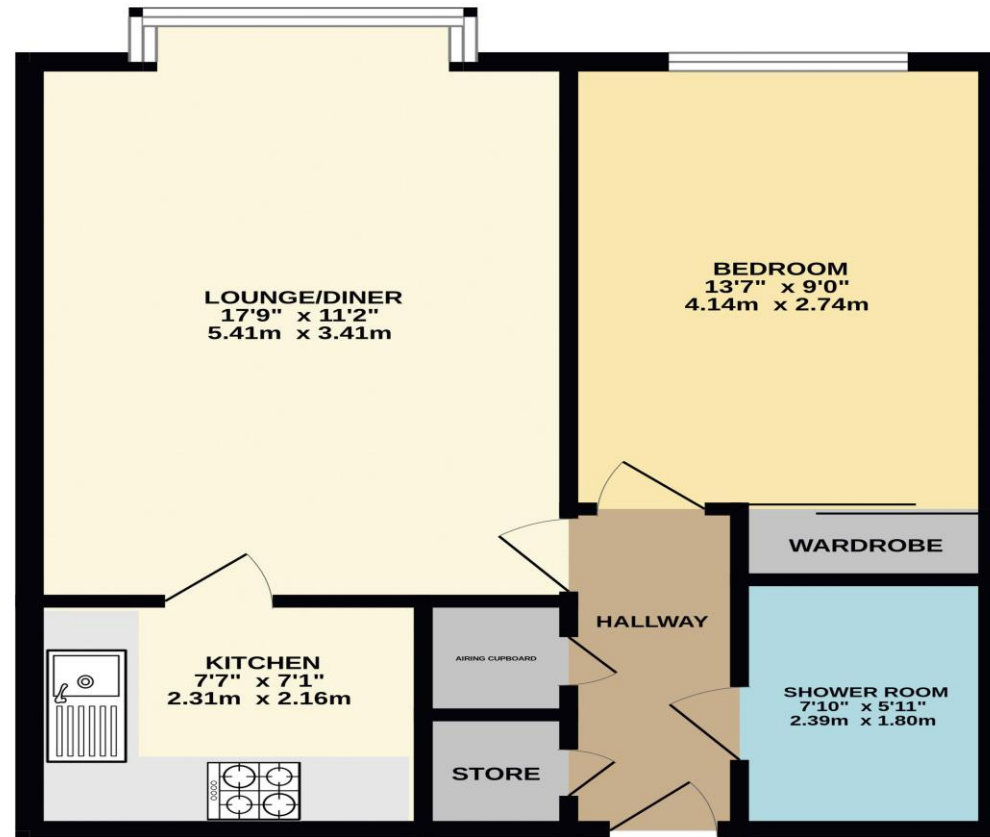
The overall presentation is stylish and well-maintained, reflecting the care and attention given to the apartment throughout.

Tenure: Leasehold - 60 years remaining (approximately - to be confirmed)  
Service Charge: £275.00 per month Ground Rent: £160.00 per annum  
Council Tax Banding: B  
EPC Rating: 69 | C





SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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