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Guide Price £160,000 - £170,000,

Laburnum House in Redhill, a desirable residential location, nestles this purpose-built block of apartments, set within its own grounds with a mature wooded outlook to the rear. Laburnum House was built in the 1990s and offers well-proportioned accommodation with the added benefit of a private balcony, wood block flooring, along with communal lawned gardens and residents' parking on a first-come, first-served basis.

This home has been recently redecorated and benefits from a part share of freehold and no forward chain!

ENTRANCE

Communal entrance hall. Stairs to all floors First floor landing, glazed front door to 17 Laburnum House.

ENTRANCE HALL

Feature wood block floor. 'L'-shaped spacious reception area, access to all principal rooms. Built-in closet housing a hot water cylinder with fitted immersion and storage shelving.

LOUNGE/DINER

16' 1" x 11' 10" (4.9m x 3.61m)

A room with a view and an abundance of light! Large picture window to rear overlooking mature grounds and wooded outlook towards Wimborne. Wood block flooring. Electric heating and focal point fireplace. Tall ceilings. Double-glazed door access to balcony.

BALCONY

11' 6" x 4' 7" (3.51m x 1.4m)

A private enclosed balcony with a view over landscaped grounds and mature wooded outlook.



KITCHEN

8' 6" x 7' 0" (2.59m x 2.13m)

Double-glazed window to the side. Stainless steel sink unit and drainer, mixer taps over. Fitted range of eye-level and base units, incorporating drawers, worktop surfaces over. Part tiled wall. Inset four-ring hob, single electric combination cooker filter hood. Space and plumbing for a washing machine. Space for fridge/freezer.

BEDROOM ONE

17' 9" back of wardrobes" x 11' 0" (5.41 m x 3.35 m)

Large double-glazed picture window to the side. Wood block flooring. Electric heating. Built-in wardrobes. A spacious bedroom with natural light.

BEDROOM TWO

12' 2" x 8' 4" (3.71m x 2.54m)

Double-glazed window to the side with an outlook over communal gardens. Electric heating.

BATHROOM

9' 0" x 4' 9" (2.74m x 1.45m)

Obscure double-glazed window. Three-piece suite comprising of bath with taps over and a shower attachment. Tiled walls. Pedestal wash hand basin. Low-level WC.

OUTSIDE

Laburnum House is a purpose-built development of two-bedroom apartments in the sought-after Redhill location of Bourne mouth and is set in mature grounds with a wooded outlook towards Hurn and Wimborne.

PARKING

Parking on a first-come first first-served basis bay. Additional road parking on the surrounding Redhill Drive.



DISCLAIMER

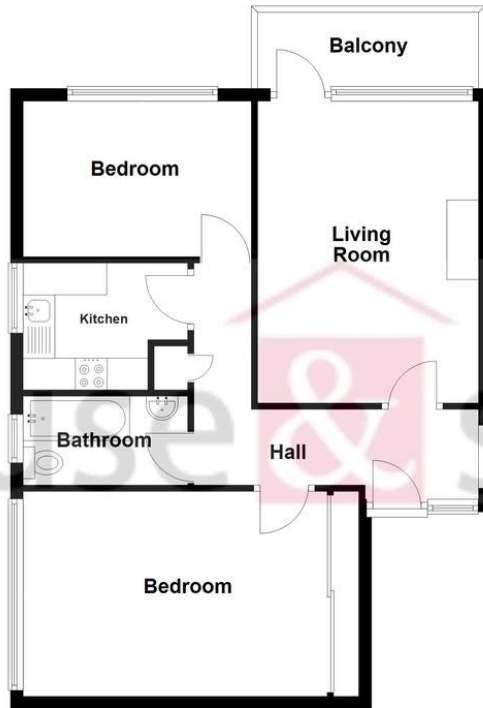
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Second Floor



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

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Energy performance certificate (EPC)

Flat 17 Laburnum House Redhill Drive BOURNEMOUTH BH10 6AF	Energy rating	Valid until:	25 September 2035
	D	Certificate number:	0300-2146-4510-2025-6541

Property type

Mid-floor flat