



## 73 Paisley Road

Southbourne, Bournemouth, BH6 5ED

**Guide price £300,000**



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## GUIDE PRICE £300,000-£325,000

Located on Paisley Road in Southbourne is this well presented, two double bedroom ground floor apartment with it's own private rear garden.

The property is within walking distance of Southbourne Grove and award-winning Southbourne beaches.

Entry to the property is via private entrance located on the side of building. The front door leads on to the entrance hall with doors leading to most rooms. To the front of the apartment is the master bedroom with feature bay window overlooking the front aspect. The bedroom also benefits from an en-suite shower room. The en-suite comprises a walk-in shower cubicle with folding glass shower door, a WC and wash hand basin. The second bedroom is the opposite side of the hallway with a window overlooking the rear aspect. The family bathroom benefits from tiled walls and floor, a bath with folding shower screen and shower over, wash hand basin with built in vanity unit, WC and heated towel rail. There is an airing cupboard located within the bathroom that houses the hot water tank.

The lounge/sitting room is partially open plan leading through to a kitchen/diner, The lounge has a feature fireplace. The kitchen benefits from a range of wall and base units with work surfaces and includes an integrated oven and gas hob whilst there is space for further appliances that include a fridge, washing machine and dishwasher. The gas boiler is also located in the kitchen. A single patio door leads on to the private rear garden. There is a laid lawn and

patio area with the garden enclosed via a fence. A shed provides outside storage and there is a gate that leads to the side path and there is an extra side space which can house bins and bike storage.

Tenure: Leasehold

Lease remaining: approximately 118 years

Service charge is approximately £384.48 per annum.

Ground Rent: £124.50 per annum

Council Tax Band: B

The property is located in the popular Southbourne area of BH6. The award winning beaches are within close proximity as is local primary and secondary schools. Southbourne high street is close by with its plethora of local shops, restaurants and pubs.

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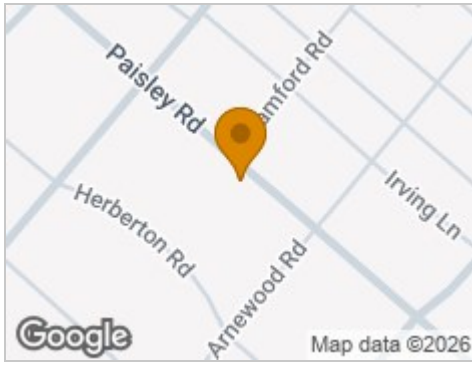
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Tel: 01202 287847



## Road Map



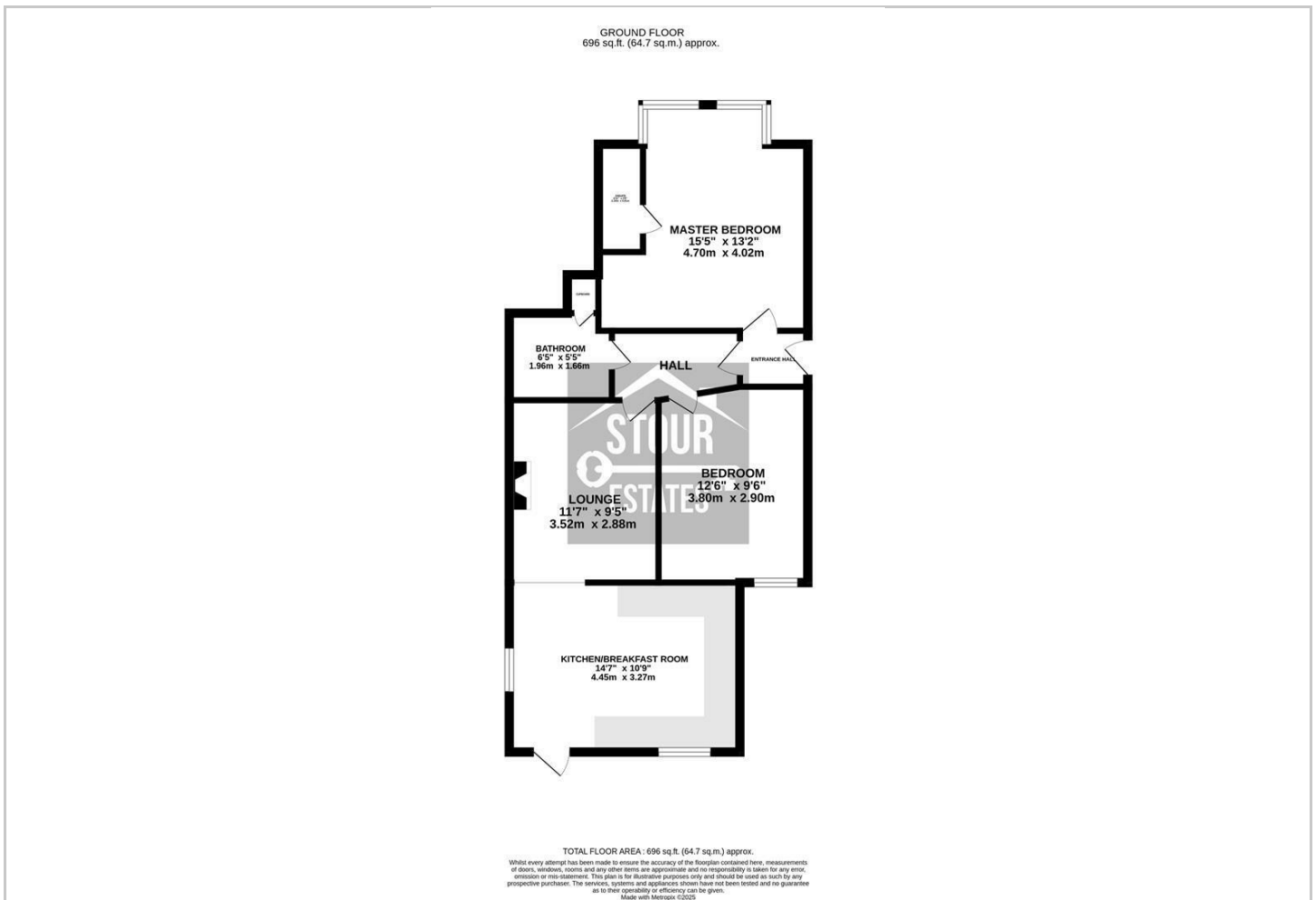
## Hybrid Map



## Terrain Map



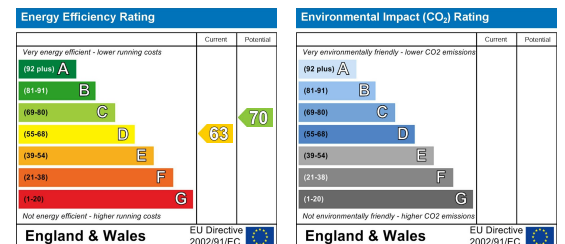
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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