

**4 Burlington Mansions Central, Owls Road,
Bournemouth, BH5 1AP**



Property overview

Guide Price £340,000

A well-presented two double bedroom ground floor maisonette in the concierge-managed block of Burlington Mansions, Owls Road, Bournemouth.

Convenient for Boscombe Pier/Beach (5 min walk/0.4 miles), popular restaurants, bars and amenities of Southbourne Grove and Boscombe High Street (1.3 miles & 0.4 miles respectively) as well as travel routes to Bournemouth (1.9 miles), and Christchurch (3.5 miles)

The accommodation offers an entrance hall (with two storage cupboards), two double bedrooms, two bathrooms and a living area on the ground floor.

Upstairs, there is an open-plan lounge/diner, utility room and kitchen/breakfast room.

Externally, there is a southerly-facing private patio.

The property also benefits from an allocated parking space, use of a communal gym, and a share of the freehold.

Currently run as a successful AirBnB - short-term/holiday lets are permitted in the building.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Vehicular and pedestrian access from Owls Road, one way system to resident parking, communal front door to:

Communal Lobby:

Resident post boxes, communal hall, front door to:

Entrance Hall: 14' 0" max x 9' 8" max into staircase (4.26m x 2.94m)

Spotlights, smoke alarm, split staircase to upper level areas, thermostat control panel, two under-stairs cupboards, radiator, doors to accommodation and door to electricity cupboard (housing consumer unit).

Main Bathroom: 11' 3" x 9' 7" (3.43m x 2.92m)

Spotlights, extractor fan, mainly tiled walls, waterfall shower head over double bath, his and hers sink with storage below, ladder style towel radiator, WC.

Bedroom Two: 10' 11" x 9' 7" (3.32m x 2.92m)

Spotlights, radiator, pocket door to entrance hall and door to:

Bedroom One: 12' 8" max x 11' 4" max (3.86m x 3.45m)

Spotlights, glazed partition and door to the living area, radiator, range of fitted wardrobes, opening to:

Inner Hall: 10' 7" max x 3' 10" max (3.22m x 1.17m)

Spotlights, radiator, opening to bedroom and door to:

Bathroom: 7' 9" max x 6' 0" max (2.36m x 1.83m)

Spotlights, fully tiled walls and floor, p-bath with mixer tap and mixer shower controls with handheld and waterfall shower head over, ladder style towel radiator, pedestal wash hand basin, WC.

Sun Lounge: 15' 0" max x 12' 6" max (13'10" ceiling height) (4.57m x 3.81m)

Mezzanine with first floor, stairs to first floor, cupboard housing gas-fired boiler, window and double door to patio.

Lounge/Diner: 22' 3" x 16' 2" (6.78m x 4.92m)

Mezzanine balcony level overlooking lower ground living area, skylights, spotlights, telephone door entry system, radiator, stairs to lower level, opening under beam to:

Kitchen/Breakfast Room: 15' 9" max x 10' 0" max (4.80m x 3.05m)

Spotlights, smoke alarm, stairs to lower ground level, wall-mounted extractor fan, part tiled walls, range of eye and base level units with quartz countertop and breakfast bar, integrated appliances (dishwasher, oven/grill with induction hob and Hotpoint extractor over), space for American-style fridge/freezer.

Utility Room:

Range of eye and base level units, stainless steel sink/drainage.

Rear Patio:

Southerly facing, enclosed by fence and wall, laid to patio slabs, and external power points.

Service Charge:

£2,157 per 6 months (c.£4,314 per annum) – including building insurance and reserve fund contribution.

Ground Rent:

Peppercorn (£0)

Tenure:

Share of freehold – c.974 years remaining (999 years from 29th September 2001).

AirBnB:

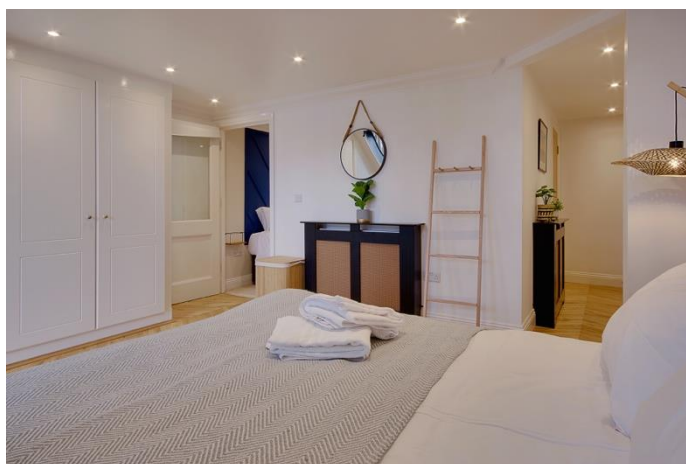
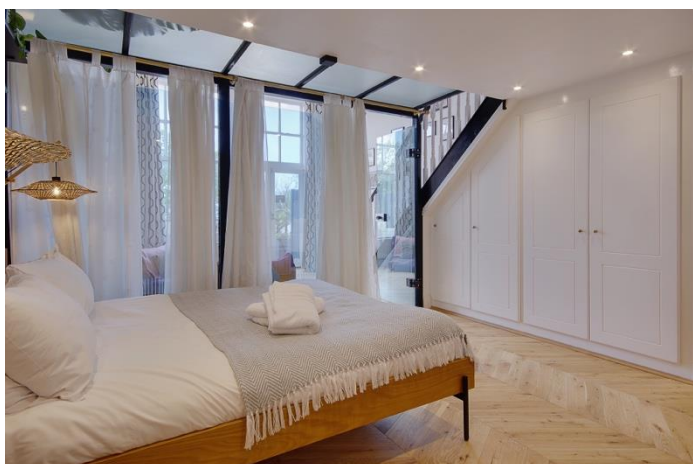
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Photography

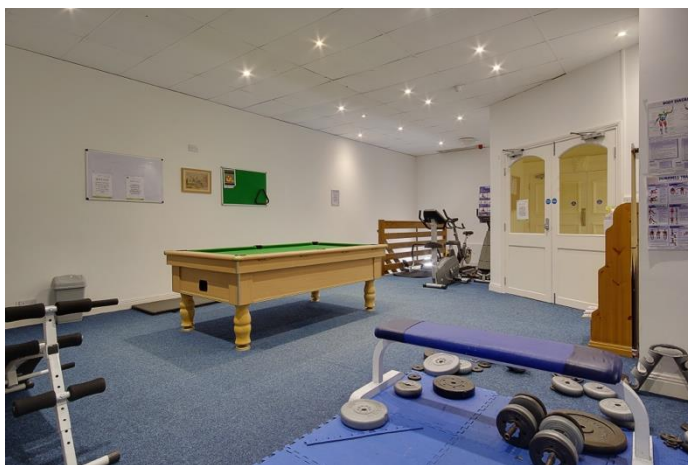
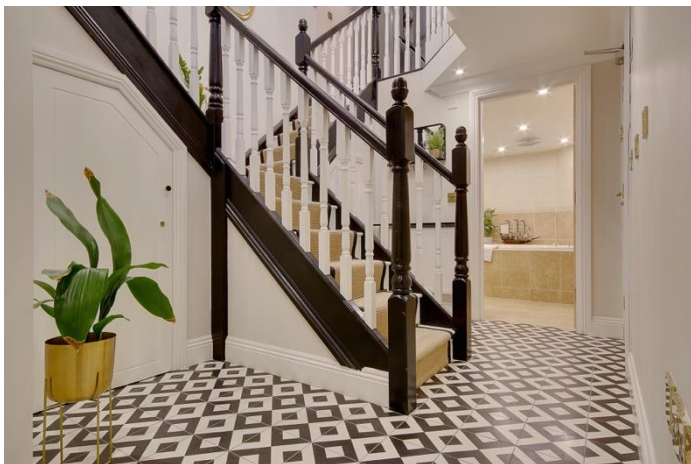
















Floor Plan

EPC



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