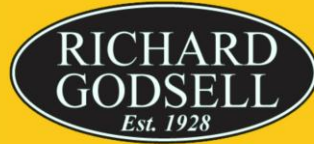


Estate Agents



Auctioneers



Beaufort Road, Southbourne, Bournemouth, BH6 5AT **Guide Price £145,000 - Leasehold**

One Bedroom Ground Floor Flat | Entrance Hall | 19' Open Plan Lounge/Kitchen
Bedroom | Bathroom | Off Street Parking | Outside Storage Cupboard | 109 Year Lease
No Onward Chain | Excellent First-Time Purchase / Investment

Beaufort Road, Southbourne, Bournemouth, BH6 5AT

Guide Price £145,000 - Leasehold

Ideal First-Time Purchase or Investment Opportunity. Purpose-built in 2010 and situated within approximately ¼ mile of the popular Southbourne Grove, this well-presented one-bedroom ground floor flat offers an excellent opportunity for first-time buyers and investors alike. Southbourne Grove is renowned for its fantastic selection of independent shops, cafés, restaurants and amenities, while the area's award-winning Blue Flag sandy beaches are also within easy reach. The property is offered for sale with no upper chain and benefits from approximately 109 years remaining on the lease, off-street parking and useful external storage.

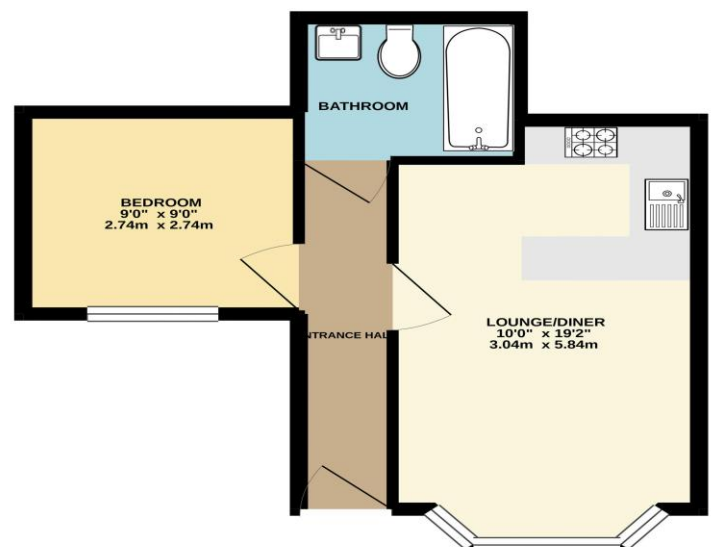
Upon entering the property, doors lead to all rooms. The double bedroom is positioned to the front and benefits from a double-glazed front-aspect window. The modern bathroom is finished in neutral tones and comprises a low-level WC, pedestal wash hand basin and bath with shower and screen. The bright and inviting open-plan living area provides a comfortable lounge and kitchen space, with a front-aspect angled bay window creating a pleasant seating area. To the rear, the fitted kitchen offers a range of eye-level and base units, gas hob, electric cooker and space for a washing machine. To the front of the property is Allocated off-street parking, while a useful storage cupboard is located to the side shared with the first floor flat.

An appealing property in a sought-after Southbourne location, offering convenient access to local amenities and the coast.

Tenure: Leasehold - Approximately 109 years remaining
Ground Rent: £200.00 per annum
Maintenance: As and when required
Insurance: £200.00 per annum + £60 administration fee
EPC Rating: 83 | C
Council Tax: Band A
Chain: No upper chain
Parking: Allocated Off Road Parking

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	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		
EU Directive 2002/91/EC		
www.epc4u.com		

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements and applications shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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