



29A West Road, Bournemouth, Dorset,
BH5 2AW

Guide Price **£260,000**



2

Bedrooms



1

Living



1

Bathroom/Ensuite



NO

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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First Floor Garden Apartment Near Southbourne!

A MODERNISED AND IMMACULATELY PRESENTED FIRST FLOOR APARTMENT BENEFITTING FROM A PRIVATE ENCLOSED REAR GARDEN IN A CONVENIENT LOCATION, POSITIONED JUST A SHORT WALK (0.4 MILES) FROM SOUTHBOURNE GROVE.

The property is entered through a shared, a private front door then leading to the apartment where a private stairwell leads to the first-floor landing/hallway which features a large skylight, a storage cupboard and period stripped wood doors into most rooms with an opening leading to the kitchen.

The kitchen overlooks the front of property and features original stripped wood floorboards, it benefits from features such as a filtered cold water tap and integrated Bosch appliances including a slim line dishwasher, tall standing fridge/freezer, hob with extractor over and eye level microwave oven with a matching self-cleaning fan assisted oven below. Space and plumbing is provided for a washing machine.

A door from the kitchen leads to the living room which has an attractive box bay window overlooking the front of the property with fitted shutters and a period (presumed 1950's) open fireplace.

Both bedrooms make comfortable double rooms, with bedroom one offering a pleasant rear aspect overlooking the private rear garden.

The bedrooms are served by a modern style bathroom which has a rear aspect window for natural light and ventilation, half wood clad walling and a suite to include a low level w/c, hand wash basin and a good-

sized shower cubicle.

Externally the property benefits from a private enclosed rear garden which has been laid with a low maintenance astro lawn bordered by an array of well planted shrub beds with a wooden shed providing a good deal of storage.

A superb home set within an increasingly popular location, we strongly advise internal viewing via the seller's chosen sole agents!

COUNCIL TAX BAND B

TENURE: LEASEHOLD

We are informed that there are approximately 90 years remaining on the lease. Maintenance is charged at approximately £1,068.00 per annum and Ground Rent at £250 per annum.

Please note whilst given in good faith this information has not been verified and any interested party should seek confirmation from their legal representative before proceeding.

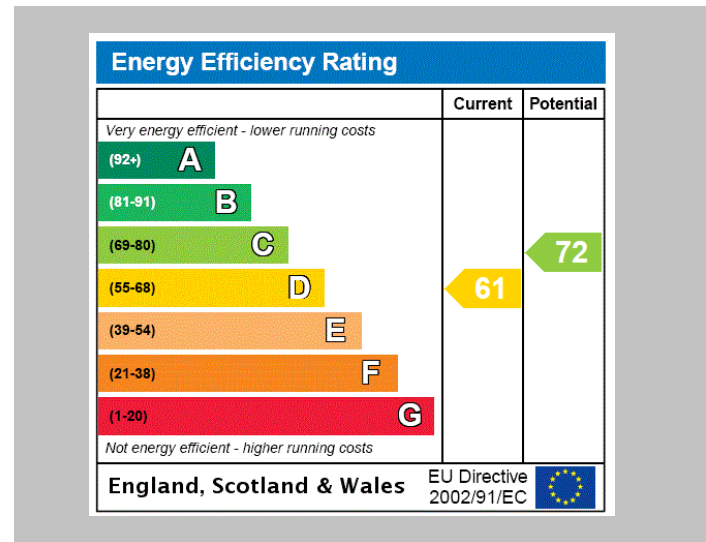


KEY POINTS
Private Garden
Two Double Bedrooms
Great Location
First Floor Flat
Character Features
No Chain



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3G
 01202 428555 | sales@sladessouthbourne.co.uk
 Website www.sladeshomes.co.uk

