



Flat 6, 92 Southbourne Road, Southbourne,
Bournemouth, Dorset, BH6 3QQ

Guide Price **£225,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



1

Allocated



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A well located two-bedroom top floor apartment.

SET JUST A FEW STEPS AWAY FROM SOUTHBOURNE GROVE THIS TWO BEDROOM TOP FLOOR APARTMENT FEATURES A SUPERB OPEN PLAN LIVING SPACE, AN EN-SUITE PRIMARY BEDROOM, ALLOCATED OFF ROAD PARKING, AND ELEVATED VIEWS TOWARDS ST CATHERINES HILL!

Southbourne's high street has become one of, if not Bournemouth's most favoured high streets, and this superb apartment is ideally placed to take advantage of its many facilities being literally a few steps away!

The apartment is set on the top floor of a smaller converted building and features an elevated view over roof tops to St. Catherine's Hill in the distance. It is well presented benefits from double glazing and central heating which is served by a recently replaced gas combination boiler. In our opinion it would be an ideal first time buy or investment and is offered for sale chain free (subject to tenants vacating this summer).

A communal front entrance with Entryphone gives access to the building, stairs then leading to all apartments.

Entering the apartment a small hallway has doors to both bedrooms and the bathroom then leads through to the living area.

Arranged open plan with the kitchen and offering plentiful room for both lounge and dining

room furniture, in our opinion the living area is a great space which also benefits from that lovely, elevated view towards St Catherines Hill.

The kitchen is recessed from the main living area and has a skylight above giving natural light. It offers eye and base level storage and has a fitted gas hob with a matching oven beneath and extractor hood over. There is also an integrated fridge/freezer and space for a washing machine.

Both bedrooms also enjoy the elevated views towards St Catherines Hill. The master bedroom makes for a good double room and has an en-suite shower room. This has a side aspect window and is part tiled, fitted with a low level wc, hand wash basin and walk in corner shower. Bedroom Two makes a generous single room, or a smaller double room as currently arranged. This is served by the main bathroom which is part tiled and has a full-sized bath with shower over.

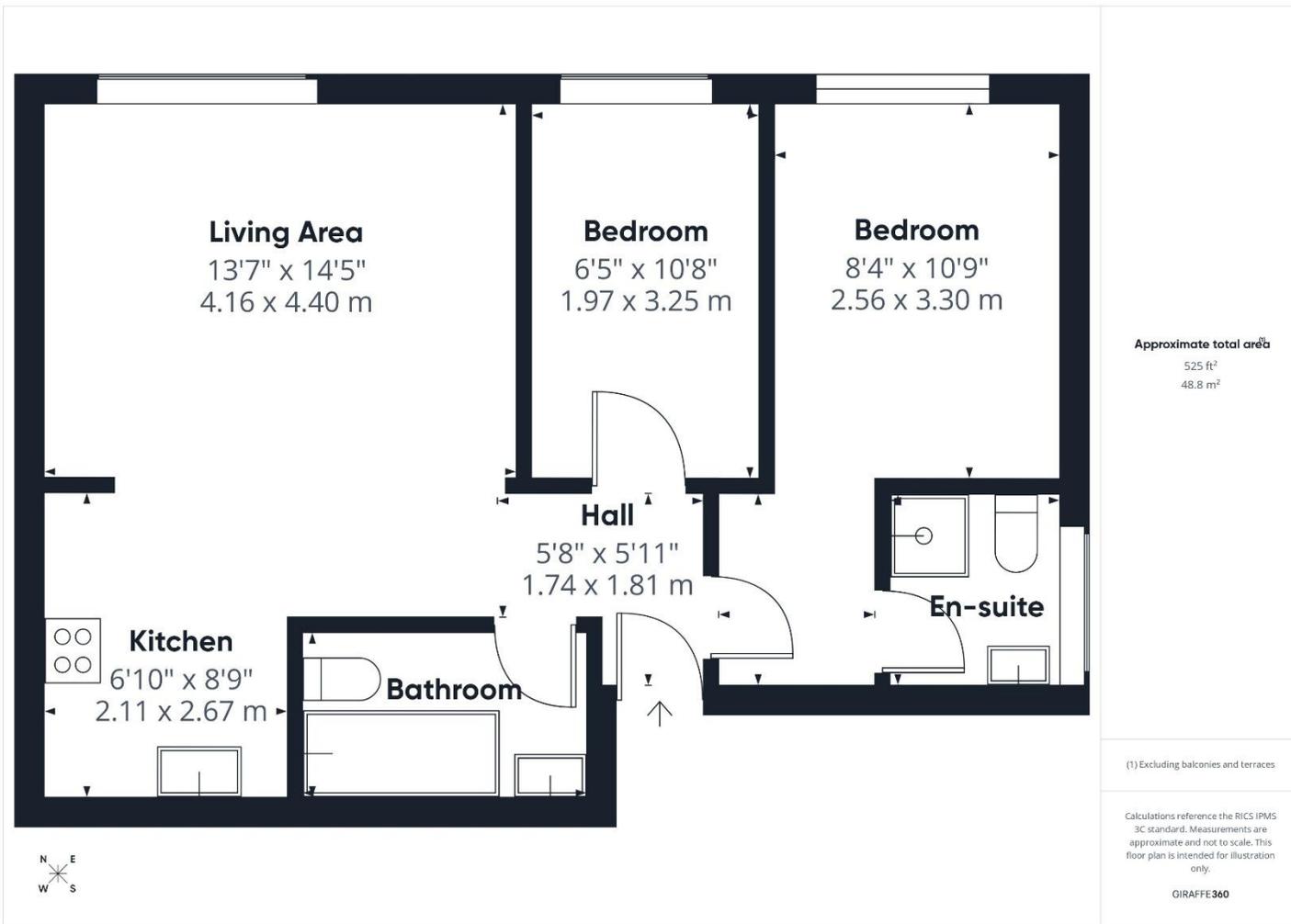
Outside, the apartment benefits from an allocated off-road parking space set to the front of building and there is also a resident's bicycle store.

TENURE: We are informed the property is held on a leasehold basis with approximately 100 years remaining. Ground rent is currently £200 per annum. Maintenance is currently charged at £1800 per annum. Please note this information has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



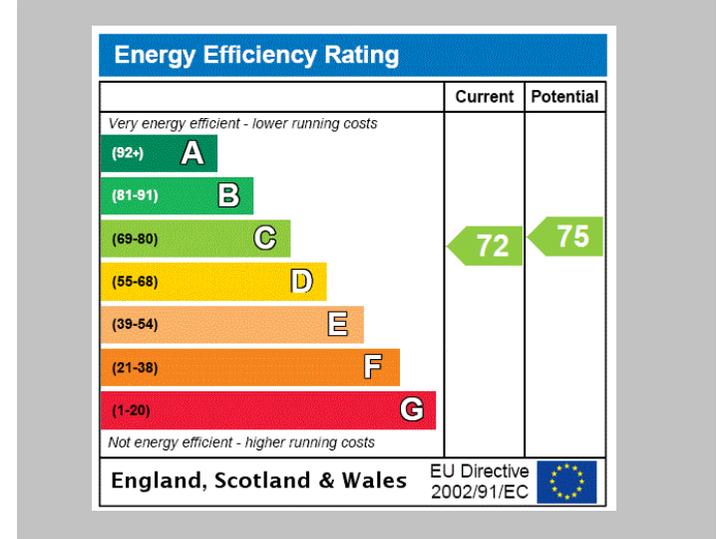
KEY POINTS

- Close to Southbourne Grove
- Top floor apartment
- Elevated views towards St Catherines Hill
- Allocated parking
- Two bedrooms



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.

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