

Flat 3, 110 Southbourne Road,  
Southbourne, Bournemouth, BH6 3QH

Asking Price £160,000

 1

Bedrooms

 1

Living

 1

Bathroom



On road



EST  
1992

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# A great first buy just moments from Southbourne Grove!

**SET JUST A FEW STEPS FROM SOUTHBOURNE GROVE AND WITHIN EASY REACH OF SANDY BEACHES THIS MODERN GROUND FLOOR APARTMENT IS VERY WELL LOCATED AND WOULD MAKE A GREAT FIRST TIME BUY!**

If you are searching for a modern, well presented, and well-located apartment, this could be the one!

Set less than 200 metres from Southbourne's popular high street the apartment gives easy access to a wide range of shopping facilities, eateries, and bus routes, and is also within approximately 0.5 km of Southbourne's clifftops with the area's golden sandy beaches beneath.

Internally the apartment is well presented throughout and benefits both from Upvc double glazing and gas central heating throughout. It is therefore ready for immediate occupation and would make a great first buy with no work to do!

The building is entered via a communal front entrance with entry phone, communal hallways leading to the apartment itself.

Entering, an L-shaped hallway offers space for coat and shoe storage and has doors to all rooms. It is nicely finished with wood effect flooring which continues throughout the living space.



The open plan living space features a Southerly Bay window overlooking the front of the property and offers room for living and dining room furniture. There is a modern fitted kitchen finished with wooden worktops and metro tiled splashbacks. There is an electric hob with matching oven beneath and extractor hood over, an integrated washing machine, and space for a tall standing fridge/freezer.

Also overlooking the front of property, the bedroom offers plentiful space for a double bed and additional furniture.

The bathroom has a full-sized bath with a mixer shower over and shower screen to side, a hand wash basin with vanity cupboard beneath, and a low level wc. Walls are part tiled and there is a heated towel rail.

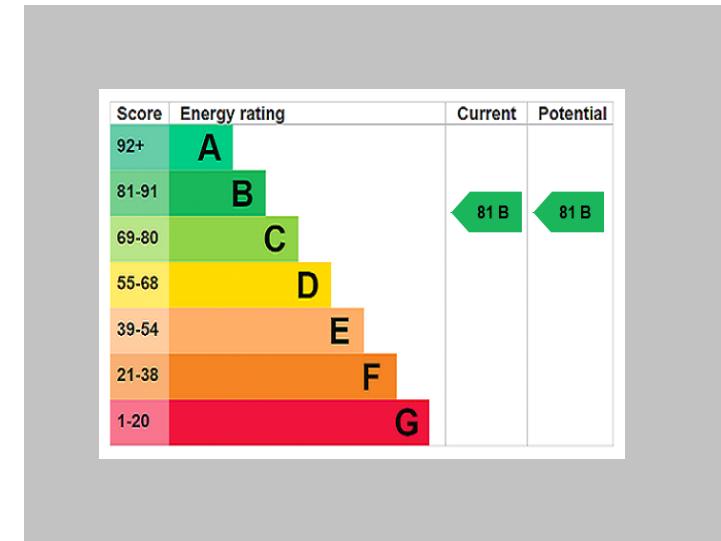
Outside there are communal gardens and a bicycle store. The apartment does not have an off-road parking space however there is unrestricted parking available within Irving Road, just a few steps away.

**THE TENURE:** Our seller informs us the property is leasehold with approximately 107 years remaining. Ground rent is £150 per annum. Maintenance is currently charged at approximately £795 every six months. Pets may be considered subject to freeholder consent. **NB:** 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

- Close to Southbourne Grove
- One double bedroom
- Open plan living space
- Bathroom
- Double glazing and Gas central heating





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