



3, Likoni, 7 Warren Edge Close,
Hengistbury Head ,BH6 4AY

Guide Price **£500,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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A wonderful Ground floor apartment by the sea!

Likoni is a small modern development of just eight luxury apartments set in a great location, just a few steps from Southbourne's cliff tops and the areas golden sandy beaches. The beauty spot of Hengistbury Head is just a short walk away and the popular Southbourne Grove with its wide range of shopping facilities and eateries is within easy striking distance.

The development was constructed by a well-regarded local company during 2018 and each apartment benefits from a 10-year NHBC guarantee, this apartment therefore benefitting from the remainder of that guarantee.

Being less than seven years old, the apartment offers modern fixtures and fittings throughout and has been very well kept by our client making it ready for immediate occupation. It also comes with a host of modern benefits such as underfloor heating which runs throughout the apartment with zonal control.

The apartment offers both front and rear aspect elevations, and unusually, offers two private patio/garden areas, an easterly facing patio to the front offering some sea views and a westerly courtyard garden to the rear.

Its open plan living space is a great size and boasts a fully fitted kitchen area, impressively finished with a good range of storage units, stone working surfaces and integrated/fitted appliances to include an induction hob with extractor over and eye level oven, washing machine, dishwasher and fridge/freezer.

Both bedrooms make for comfortable double rooms

and offer ample room for a good range of bedroom furniture.

The main bedroom features a fully tiled luxury en-suite with a generous walk-in shower and patio doors offering access onto the private courtyard garden which has been laid to paving.

The family bathroom is fully tiled and has been fitted with a full-sized bath with a wall mounted shower attachment above, low level flush WC with a concealed cistern and push flush, and a wall hung wash hand basin.

Outside, residents parking is set to the front of building and in addition to this apartment private garden, there is a communal garden set to the rear which offers a fair degree of seclusion from neighbouring properties. There is also a communal bicycle store and enclosed bin storage area set to the rear of building.

PETS ARE PERMITTED with landlord consent.
There are NO RESTRICTIONS ON SHORT TERM/HOLIDAY LETS.



KEY POINTS

Modern purpose built development

Two double bedrooms

Two Patio/Courtyard areas

En-Suite shower room

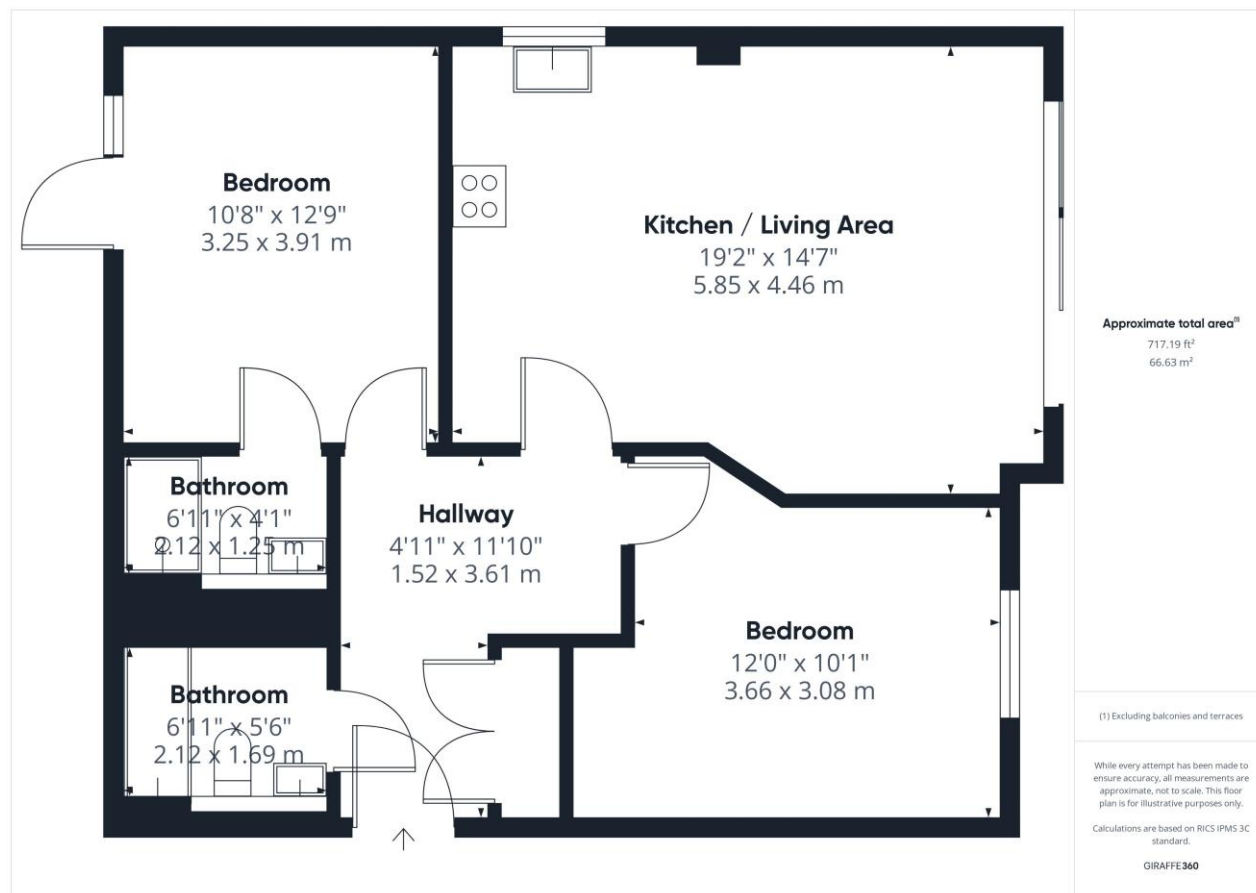
Open Plan living

Beautifully presented

Underfloor heating

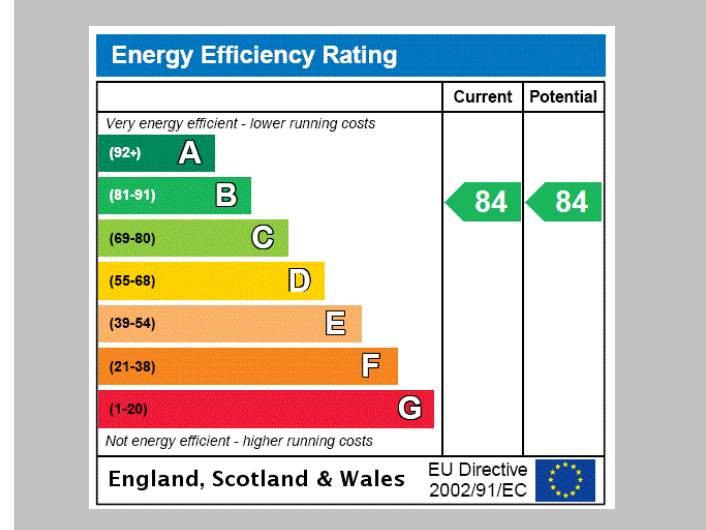
Off Road parking

Holiday lets permitted.



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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