



Flat 5, Birchview Lodge, 33 Castlemain
Avenue, Southbourne, BH6 5EJ

Guide Price **£170,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A turnkey 2 double bedroom apartment in Southbourne!

Set in a popular residential location, this modern two bedroom top floor apartment, which has been redecorated throughout along with new carpets, benefits from UPVC double glazing, GFCH, a modern kitchen and bathroom, two double bedrooms. allocated off road parking and a share within the freehold.

Offered for sale with no onward chain, the apartment would make a great first time buy or buy to let investment!

Upon entering the apartment, an entrance hallway offers a useful storage cupboard and doors into all rooms.

The living room is a good size, although sloping ceilings do limit headroom. There is space for sofas and other living room furniture and there is UPVC window to the front aspect.

The kitchen has been fitted with eye level and base units set above and below the work surfaces. There is an inset four ring gas hob with electric oven below and extractor hood above, space for white goods and a Velux window to the side aspect. Please note there is restricted headroom due to sloping ceilings.

Both bedrooms are good doubles, with space for double beds and other bedroom furniture. The larger of the two offers a UPVC window to the front aspect, whilst the second bedroom offers a

UPVC window to the side aspect.

The bedrooms are served by a modern family bathroom, fitted with a panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin and low level flush WC.

The apartment benefits from an allocated off road parking space and a share within the freehold with a 999 year lease from 2007. Annual maintenance is £645 per 6 months with no ground rent payable.

Council tax - Band B
EPC -75



KEY POINTS

2 double bedrooms

Top Floor

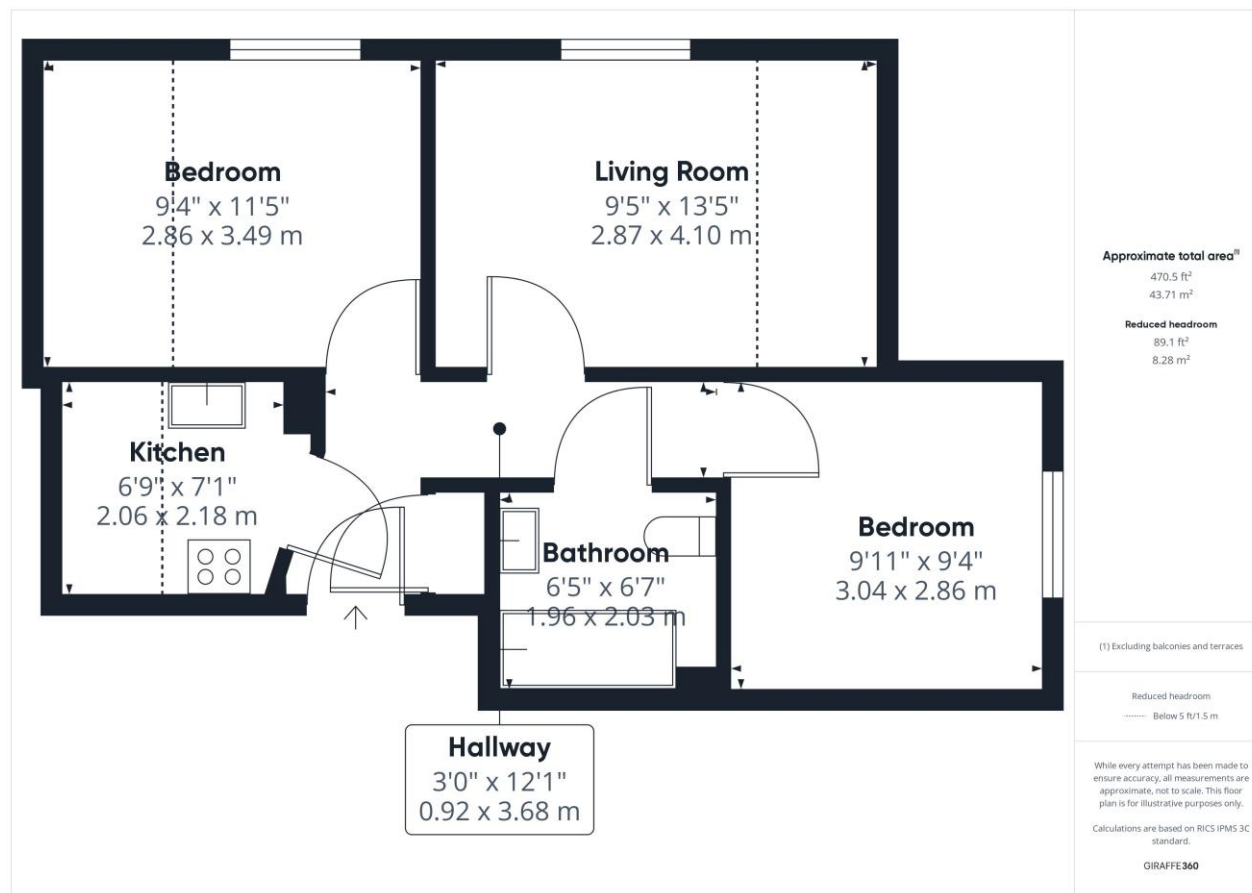
Modern purpose-built development

Modern kitchen and bathroom

Shared freehold

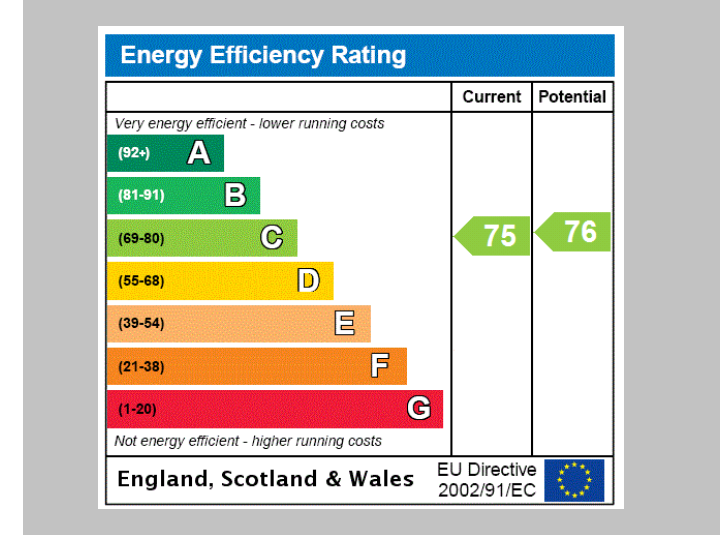
Off road parking

No Chain



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