

42 Andbourne Court, Admiralty Road,
Southbourne, Bournemouth, Dorset, BH6

Guide Price **£175,000**



1

Bedrooms



1

Living



1

Shower room



Resident Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A one double bedroom detached retirement bungalow.

A ONE DOUBLE BEDROOM DETACHED BUNGALOW SET WITHIN A POPULAR RETIREMENT DEVELOPMENT JUST A SHORT WALK FROM SOUTHBOURNE'S CLIFFTOPS AND BEACHES.

Andbourne Court is a popular retirement development comprising of an apartment building and several detached bungalows set within communal gardens.

The development offers a range of resident facilities to include a resident's lounge, guest suite, laundry facilities, hairdresser/barbers' room, and an onsite house manager, all of which are set within the main/apartment building. There is a residents car park with spaces available on a first come, first served basis, and giving residents peace of mind each property also benefits from a 24-hour careline with emergency pull chords if required.

Entering the property a hallway has doors leading to all rooms and has two built in cupboards providing storage and housing the hot water cylinder with immersion.

The lounge features a set of sliding patio doors which open onto a small patio, and in turn the communal gardens, although due to its position within the development the garden area immediately adjacent to the property almost feels like a private space.

Adjacent to the lounge, the separate kitchen comes fitted with a good range of eye and base level kitchen units to include a nest of three drawers. There is a fitted eye level oven and grill, and an electric hob with fan over, with undercounter space provided for a fridge and washing machine if required (washing machines are available within the resident's laundry room).

The bedroom makes for a comfortable double room and has a box bay window overlooking communal gardens. It also comes fitted with a triple wardrobe with sliding doors.

Having been updated within relatively recent times, the shower room has fully tiled walls and a modern white suite to include hand wash basin set within a double vanity unit, a WC with enclosed cistern and wall mounted flush, and a generous walk-in shower with an electric shower unit.

The property is double glazed and benefits from modern wall mounted electric heaters throughout. It is well presented, benefits from a recently extended lease, and is offered for sale chain free, making it ready for an immediate purchase and occupation. Please call us to arrange your internal inspection.

THE TENURE: We are informed the property is leasehold with approximately 151 years remaining. Ground rent is peppercorn with maintenance currently charged at £3255 per annum.

COUNCIL TAX BAND: C



KEY POINTS

No chain

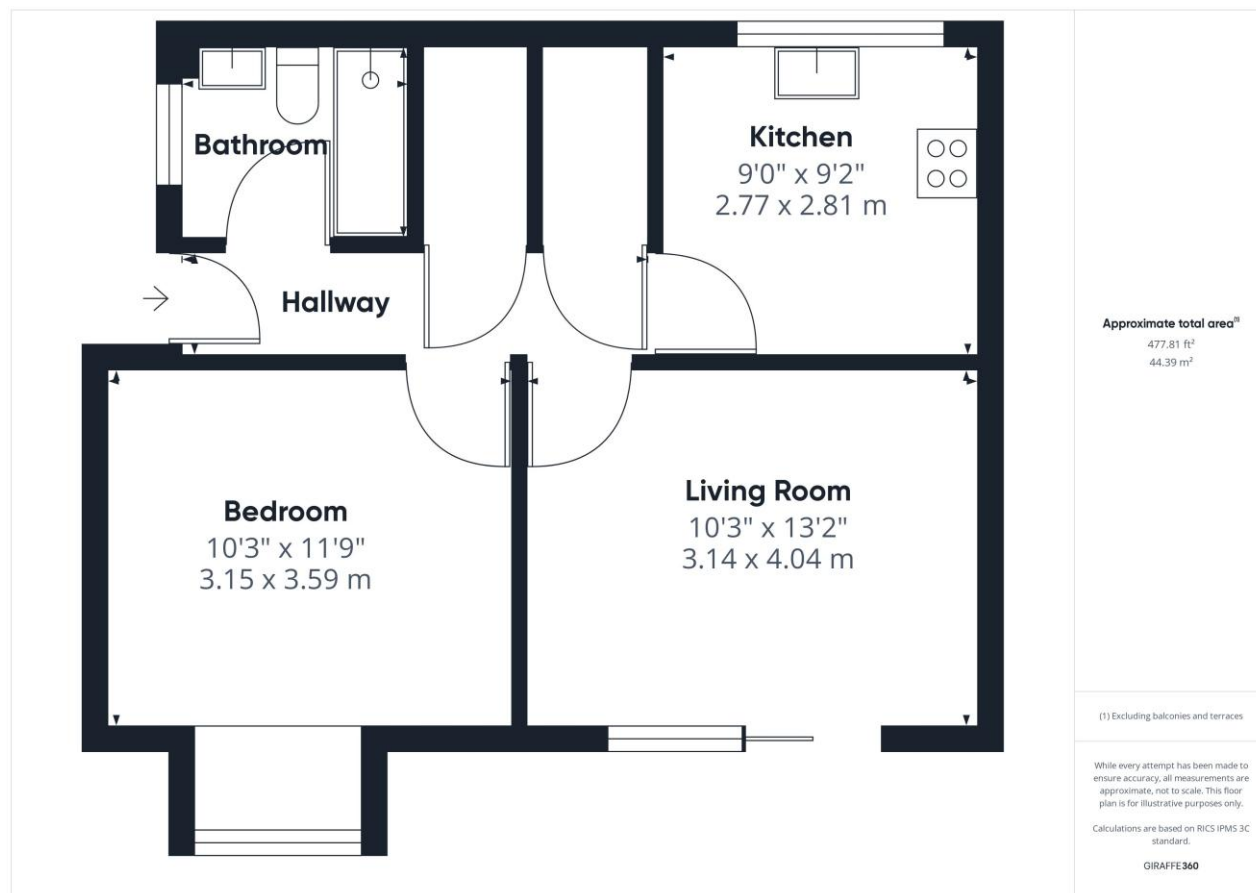
Extended lease

Detached bungalow

Popular retirement development

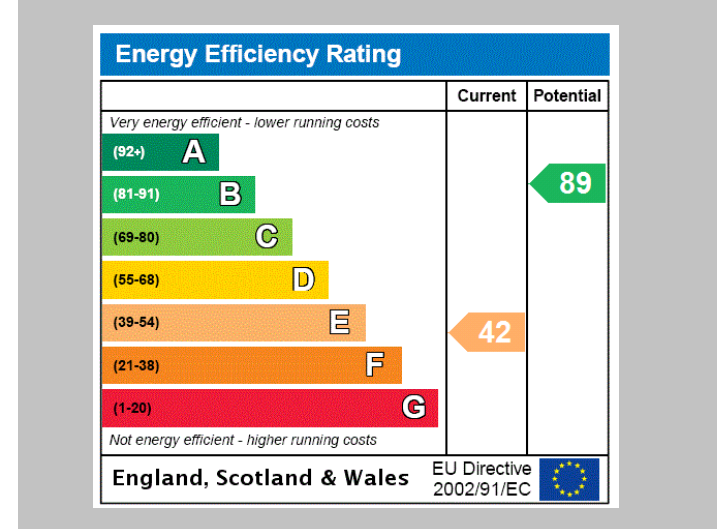
Close to clifftop and beaches

Well-presented throughout



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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