



Flat 5 Alisa Lodge, 6 Church Road, Southbourne,
Bournemouth, Dorset, BH6 4AT

Asking Price **£399,950**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



*

Parking/Garage



EST
1992

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A well located and spacious first floor apartment

A WELL LOCATED AND SPACIOUS FIRST FLOOR APARTMENT FEATURING A SOUTHERLY FACING BALCONY OVERLOOKING DELIGHTFUL COMMUNAL GROUNDS AND BENEFITTING FROM A GARAGE.

Alisa Lodge is a purpose built development of apartments set within exceptionally well maintained communal gardens. Well located, the development gives easy access to nearby clifftops and beaches, and is close to local bus routes.

This spacious apartment is set on the first floor and features a generous Southerly facing balcony overlooking the superbly maintained gardens.

Entering the apartment a spacious hallway offers built in storage and has doors leading to all rooms.

The living overlooks the front and in our opinion is a great size, offering plentiful room for a wide range of living and dining room furniture. A single door leads out to the balcony which offers room for a small table and chairs.

A separate kitchen comes fitted with a good range of eye and base level cupboards and offers good working space. There is a four ring gas hob, an eye level double oven, integrated fridge/freezer and dishwasher with space provided for a washing machine and tumble dryer.

Both bedrooms make for double room s and overlook the rear of building. The master bedroom is a particularly spacious room and also has an en-suite with fully tiled walls, a large walk in shower, low level

WC and hand wash basin.

Accessed from the hallway is the main bathroom which also has fully tiled walls and a full sized bath with shower over as well as a low level WC and hand wash basin.

Outside, the development is set well back from the road and has exceptionally well maintained front gardens which enjoy a Southerly aspect, our subject apartment having a private patio/terrace overlooking the gardens and also enjoying a Southerly aspect.

A driveway leads down the side of building to a parking area where there are several visitor/resident parking spaces and a block of garages, one of which is allocated with this apartment.

The apartment is well presented throughout and benefits both from double glazing throughout and gas central heating. Spacious and well located, it is a must see home.

COUNCIL TAX BAND: E

THE TENURE: We are informed the property holds a share within the freehold to building with a lease term remaining of approximately 992 years. Maintenance is currently £700 per quarter. Pets are not permitted.



KEY POINTS

- Spacious apartment
- First floor
- Southerly balcony
- Garage beaches
- Two double bedrooms
- Generous lounge and kitchen



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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