

Flat 4, 40 Purbeck Road, Bournemouth,
Dorset, BH2 5EF

Guide Price **£185,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A two bedroom apartment in the heart of Bournemouth!

This two double bedroom second floor apartment is situated in a quiet location in Central Bournemouth, within a short walk of Bournemouth Gardens, The Pier and award winning sandy beaches.

The apartment is presented in good order, with a modern kitchen and bathroom, and neutral decor throughout.

This property would make an excellent first-time purchase, buy to let investment or 'lock up and leave' holiday home and therefore an internal inspection via the sellers chosen sole agents comes highly recommended!

The apartment is set on the second (top) floor, with stairs leading from the communal entrance to all floors.

Upon entering the apartment, a hallway offers doors into all rooms.

The Open-Plan Kitchen/living area is a generous size, measuring nearly 20' in length and incorporates cooking and living areas.

The living area benefits from a UPVC bay window to the front aspect and space for a variety of living room furniture. The Kitchen has been fitted with modern eye level and base units set above and below the complimenting roll edge work surfaces with a built-in oven, electric hob and space for white goods.

Both bedrooms are doubles with the larger offering built in wardrobes and a UPVC window to the side aspect whilst the slightly smaller second bedroom has a useful cupboard and a side aspect elevation.

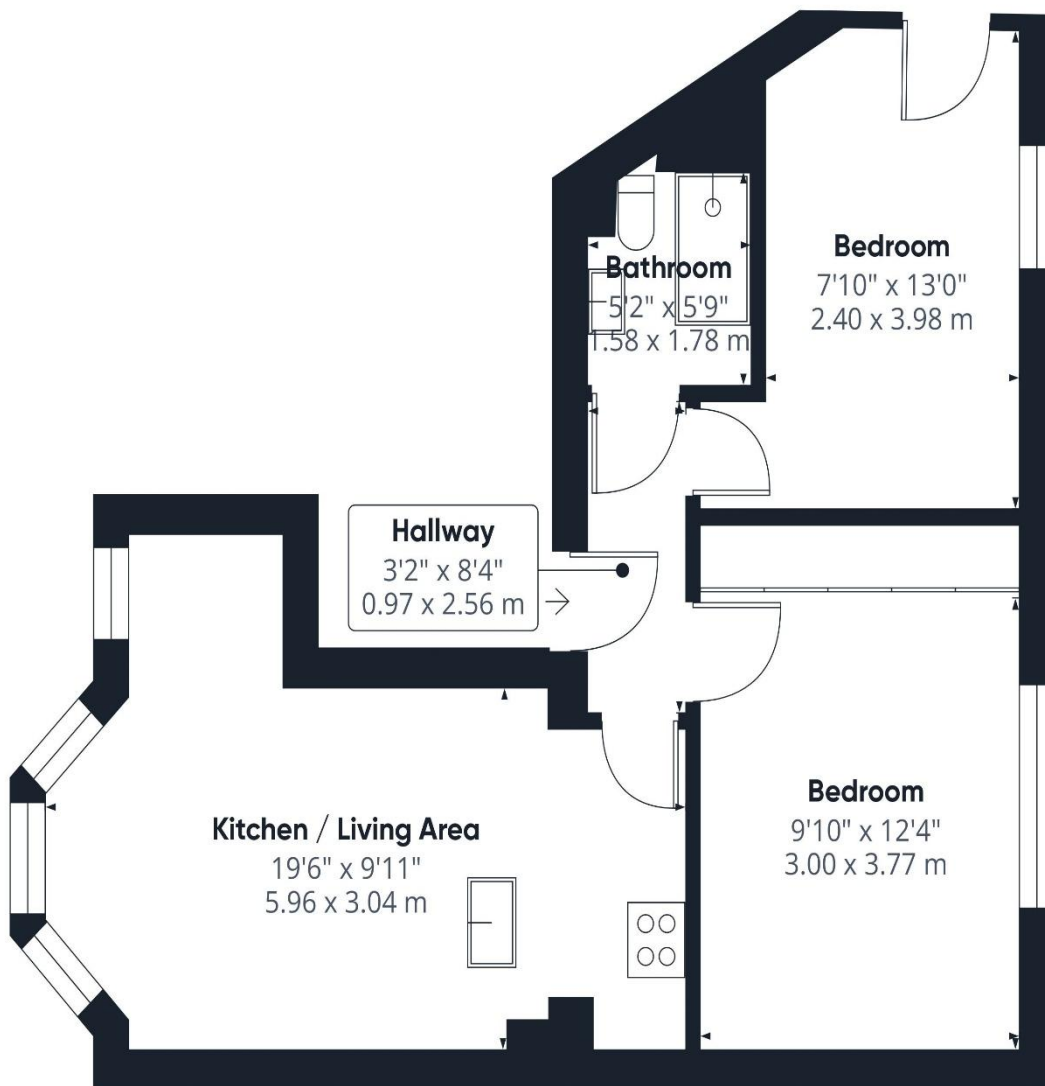
The bedrooms are served by a modern shower room which has been very well fitted with a walk-in shower, vanity wash hand basin, low level flush WC and fully tiled walls.

Tenure: The apartment benefits from a share within the freehold with a remaining lease term of 111 years. Maintenance is on an as and when basis with no ground rent payable.



KEY POINTS

- Two double bedrooms
- Modern & well presented
- Second floor
- Town centre location
- Open-Plan living
- GFCH & UPVC double glazing
- Ideal FTB or Buy to let
- No onward chain



Approximate total area⁽¹⁾

508.06 ft²
47.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

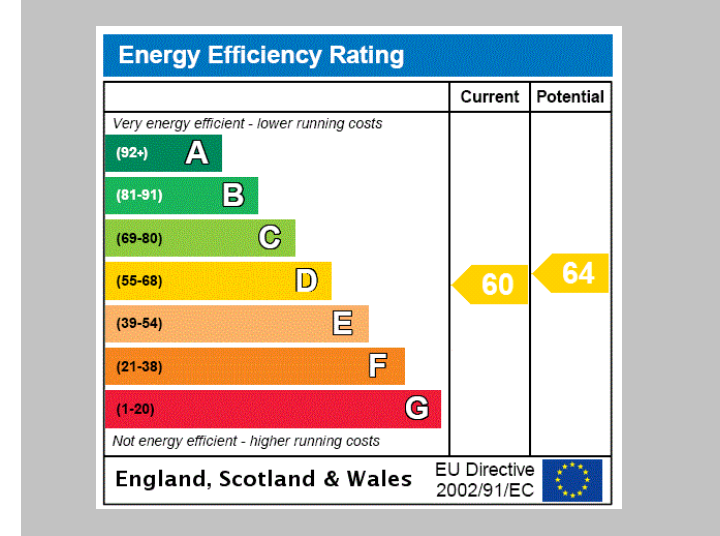
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