

Flat 2 Alisa Lodge, 6 Church Road,  
Bournemouth, Dorset, BH6 4AT

Asking Price **£395,000**



Bedrooms



Living



Bathroom & En-suite



Garage



EST  
1992

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# A spacious duplex apartment with terrace and garage!

A SPACIOUS DUPLEX APARTMENT SET WITHIN A SOUGHT-AFTER DEVELOPMENT JUST A SHORT WALK FROM SOUTHBOURNE'S CLIFF TOPS. FEATURING A SOUTHERLY FACING TERRACE LEADING ONTO COMMUNAL GARDENS, A GARAGE AND TWO BATHROOMS, ITS AN OPPORTUNITY NOT TO BE MISSED!

Alisa Lodge is a purpose-built development of apartments set within exceptionally well-maintained communal gardens.

This duplex apartment is set over the ground and first floor, offering surprisingly spacious 'house like' accommodation, and featuring a private terrace/patio leading onto the impressive communal gardens.

Entering the apartment a spacious hallway offers built in storage and has doors leading to both the living room and kitchen, as well as a WC which is neatly set beneath the stairs.

In our opinion the living room is a great size with room for lounge and dining room furniture. A bay window overlooks the communal gardens, and a single door leads out to the private patio.

The separate kitchen offers room for a small breakfast table and provides a good range of eye and base level cupboards. There is a fitted electric hob with oven beneath and an integrated fridge with space provided for a dishwasher, washing machine and tumble dryer.

A return staircase leads from the entrance hall up to a generous first floor landing which in turn leads to both bedrooms and the family bathroom.

Both bedrooms make for good double rooms, the master bedroom being particularly spacious and boasting a bay window overlooking the communal gardens as well as a

spacious en-suite which has fully tiled walls and a full-sized bath with shower over.

Adjacent to the second bedroom the main bathroom is also a good size and again has fully tiled walls with a full-sized bath and shower over.

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 property is fully double glazed and benefits from gas central heating. It is offered for sale with no onward chain and immediate viewing is available so please don't delay and arrange your appointment today!

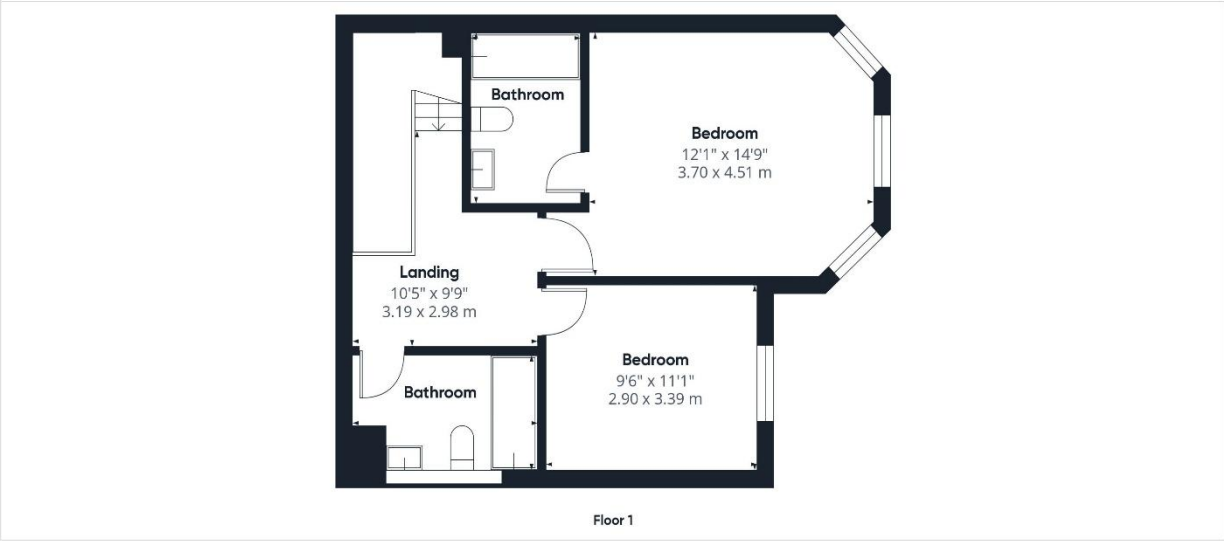
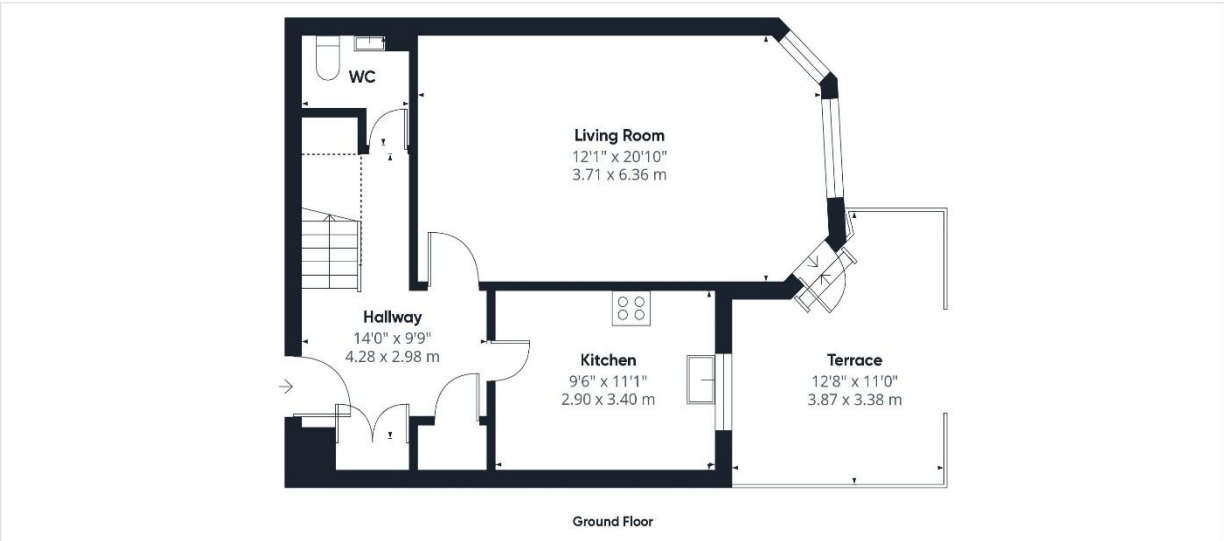
**THE TENURE:** Our seller is currently in negotiations and intends selling the apartment with a share within the freehold to building along with an extended 999 year lease. Ground rent is currently charged at £125 per annum but once a share within the freehold is negotiated this will no longer be payable. The service charge is currently £700 per quarter.

Please note that whilst given in the best of faith information on the tenure has been provided by our client and has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



## KEY POINTS

- Spacious duplex apartment
- Close to beaches
- Private Southerly terrace/patio
- Two double bedrooms
- Two bathrooms
- Generous lounge and separate



<b>Approximate total area<sup>(1)</sup></b>	
977.9 ft <sup>2</sup>	
90.85 m <sup>2</sup>	
<b>Balconies and terraces</b>	
122.49 ft <sup>2</sup>	
11.38 m <sup>2</sup>	
<b>Reduced headroom</b>	
15.96 ft <sup>2</sup>	
1.48 m <sup>2</sup>	
 (1) Excluding balconies and terraces	
 Reduced headroom	
----- Below 5 ft/1.5 m	
 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.	
<b>GIRAFFE360</b>	



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

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