

77B, Southbourne Grove, Southbourne,  
Bournemouth, BH6 3QX

Guide Price **£135,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



X

Parking/Garage



EST  
1992

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# An ideally located one bedroom apartment!

Situated just a two-minute walk from the hustle and bustle of Southbourne Grove, this one-bedroom ground floor apartment is ideally situated and would make an ideal first time buy or buy to let investment.

The apartment benefits from a private entrance, gas fired central heating via a modern combination boiler, UPVC double glazing and a lease of 147 years.

Internally, as you enter the apartment you are welcomed by the kitchen which offers fitted eye level and base units and space for white goods.

The bathroom is accessed off the kitchen and has been fitted with a white suite offering a panel enclosed bath, wash hand basin and low-level flush WC.

The living room, which is also accessed off the kitchen is large enough for a sofa and other living room furniture and benefits from a feature fireplace which isn't currently in use.

The bedroom is a good double with space for a double bed.

Offered for sale with no onward chain an internal inspection comes highly recommended!

**TENURE:** The apartment is leasehold with 147 years remaining. Ground rent is peppercorn, and maintenance is on an as and when basis.



## KEY POINTS

Ideal First time buy

One double bedroom

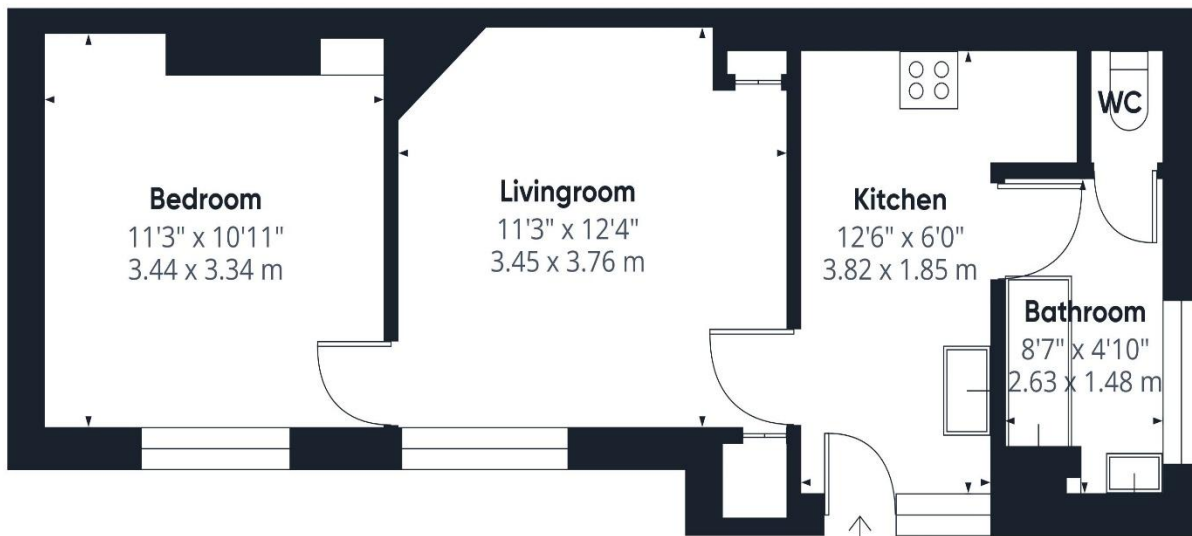
Ground floor

Well presented

Private entrance

Very short walk to Sborne Grove

No onward chain



Approximate total area<sup>(1)</sup>

394.83 ft<sup>2</sup>

36.68 m<sup>2</sup>

(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.

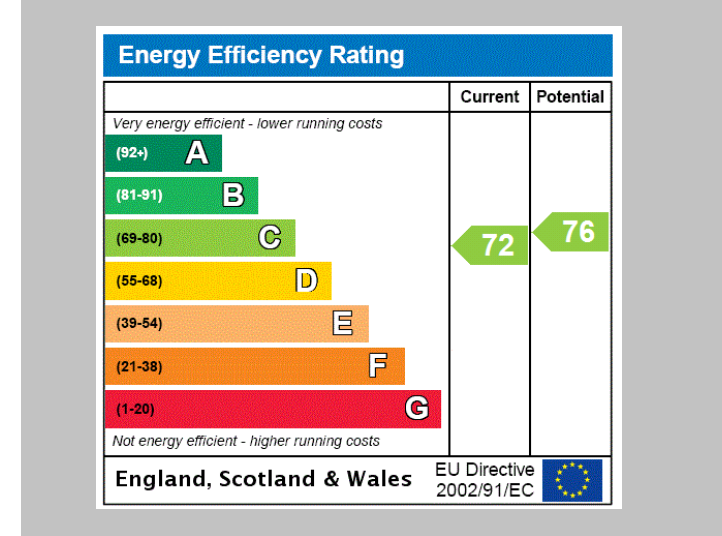
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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