

Flat 7 The Gatehouse, 3 Chessel Avenue,
Boscombe Manor, Dorset, BH5 1LQ

Asking Price **£275,000**



Bedrooms



Living



Bathroom/Ensuite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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An immaculate top floor apartment available chain free!

THIS SUPERB TWO DOUBLE BEDROOM APARTMENT OCCUPIES THE ENTIRE TOP FLOOR OF A MODERN PURPOSE-BUILT DEVELOPMENT AND IS IMMACULATELY PRESENTED THROUGHOUT MAKING IT A MUST-SEE HOME!

The property is set within the favoured location of Boscombe Manor and gives easy access to local shopping facilities and bus routes. Shelly Park is just a short walk away and the areas clifftops are located at the end of the road, Manor steps zig-zag then leading to the area's golden sandy beaches.

Immaculately kept and only lightly used by our clients the property presents a 'turn key' opportunity and benefits from both double glazing and gas central heating throughout.

The building is entered through a communal front entrance with entry phone, stairs then leading to the top (second) floor.

Entering the apartment a lobby provides a great space for coats and shoes, a further door then leading through to a generous hallway which has a skylight offering natural light and a built-in storage cupboard.

The living room offers room for sofas and a dining table, and is bright and airy thanks to its dual aspect, provided by a Side aspect Velux and feature shaped glazing to the rear which has a tilt and turn opener inset.

A separate kitchen comes fitted with a good range of eye and base level cupboards and is nicely finished with stone working surfaces. There is an integrated fridge/freezer and washing machine, plus a gas hob with matching oven beneath. Plumbing is also in situ for a dishwasher if required.

The master bedroom makes for a very comfortable double room and benefits for a generous en-suite which is part tiled and has a large walk-in shower, WC with wall flush, and hand wash basin

Bedroom Two also makes a double room but is currently arranged with twin beds which still leaves space for bedside cabinets, a wardrobe and storage.

Outside, the property benefits from an allocated parking space set to the rear of building. There is also a resident's bicycle store.

Offered for sale with no onward chain we strongly recommend taking the opportunity of an internal inspection, we feel sure you won't be disappointed.

THE TENURE: We understand the property holds a share within the freehold. Maintenance is currently charged at £600 per annum

COUNCIL TAX BAND: C

NB: This information has been provided by our client and has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



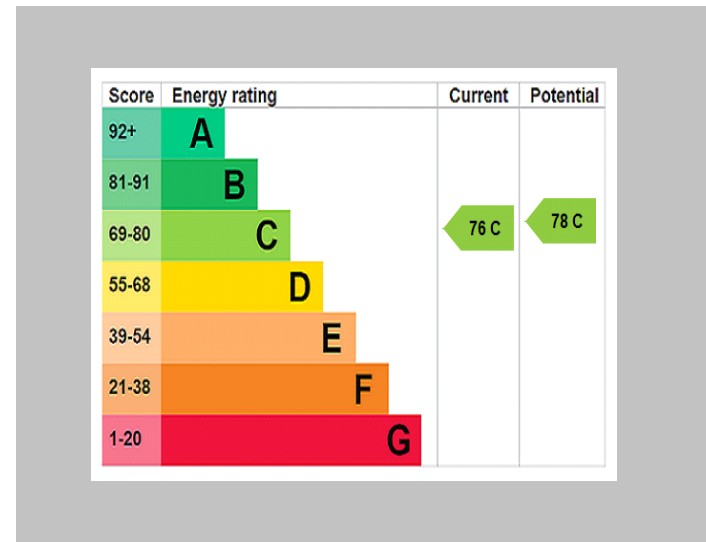
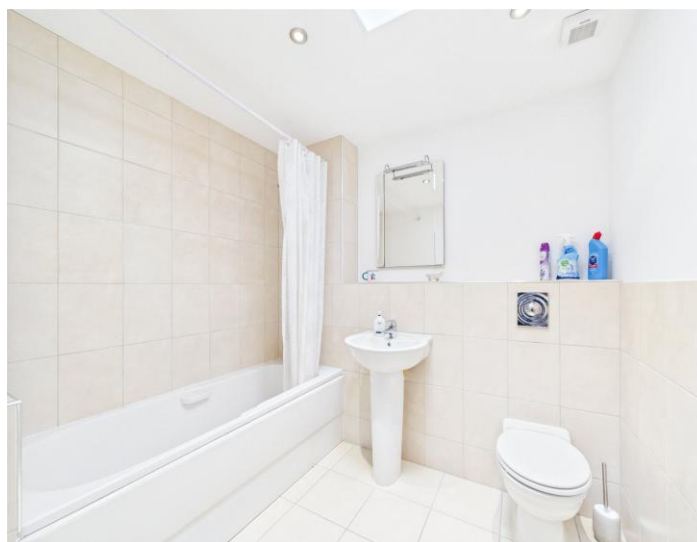
KEY POINTS

- Top floor apartment
- Two double bedrooms
- En-suite shower room
- Shared Freehold
- Allocated parking
- No chain



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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