



Ground Floor Flat, 20 Victoria Place,
Bournemouth, Dorset, BH1 4RY

Guide Price **£240,000**



2

Bedrooms



1

Living



1

Bathroom



1

Parking and Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

Garden Apartment with Driveway Parking and Garage!

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT BENEFITTING FROM THREE SEPARATE PRIVATE GARDEN AREAS, DRIVEWAY PARKING AND A GARAGE, AND A SHARE WITHIN THE FREEHOLD!

Set in a converted building of just two apartments, you access the apartment via a communal front entrance with the front door to the subject apartment set on the ground floor.

The Accommodation comprises of two double bedrooms both with fitted wardrobes, a modern kitchen/ breakfast room, a lounge with sliding doors out into one of the three private garden areas and a well-appointed family bathroom. The property also then benefits from a separate utility cupboard housing the washing machine as well a further storage cupboard in the hallway as you enter the home, and a linen/ airing cupboard found nearer the bedrooms.

A key feature of this particular property is its three separate, private garden areas, a real rarity for this type of property. The south facing garden is laid to decking and benefits from a sunken hot tub. The other two garden areas then require minimal general maintenance, with the rear laid again mainly with decking and with the East facing garden laid with a mixture of tiles and artificial grass.

Further benefits include driveway parking, a detached garage, and a share within the freehold to the building!

A great example of a ground floor garden apartment in a convenient location. To arrange your viewing Today, please contact Slades Estate Agents on 01202 428555 TODAY!

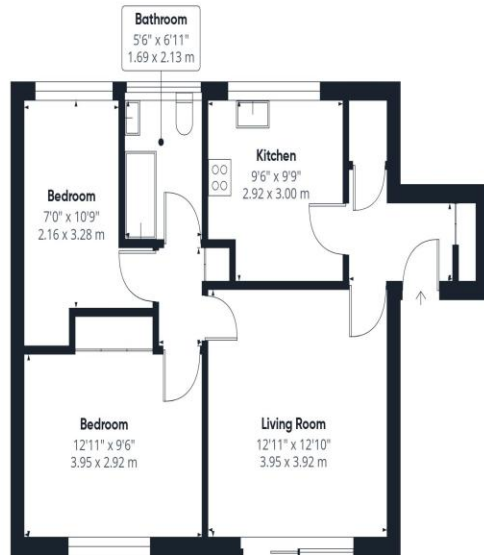
THE TENURE: We understand the property holds a share within the freehold to building and lease term is the remainder of 999 years. No ground rent is payable. Maintenance is currently charged on an as and when basis.

NB: Whilst given in good faith this information has been provided by our client and not verified, any interested party should seek confirmation from their legal representative before proceeding.

NB: Our client has recently settled a small dispute with the neighbouring home, full detail of which is available upon request.



KEY POINTS
Ground Floor Flat
Two Double Bedrooms
Three Garden Areas
Driveway Parking
Garage
Share of Freehold



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

779 ft²
72.2 m²

(1) Excluding balconies and terraces

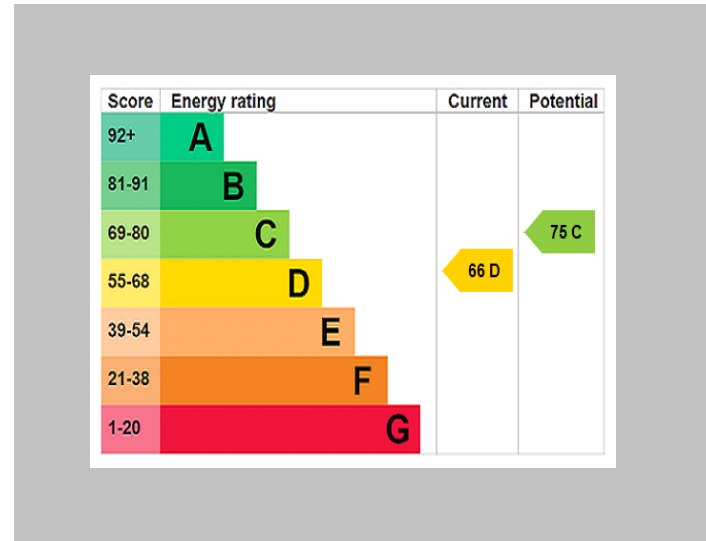
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

