



Flat 8 Restormel Lodge, 46-48
Southbourne Grove, Southbourne,

Guide Price **£210,000**



Bedrooms



Living



Bathroom/Ensuite



On road only



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A modern and well presented one double bedroom apartment

A MODERN AND WELL PRESENTED ONE DOUBLE BEDROOM APARTMENT SET WITHIN THE HEART OF SOUTHBORNE BENEFITING FROM A SEPARATE STUDY AND AN OPEN PLAN LIVING SPACE. OFFERED FOR SALE CHAIN FREE, VIEWING IS ADVISED.

This is a great opportunity to purchase a modern second floor apartment set right in the heart of Southbourne with its range of shopping facilities, eateries, cafe's and bars on the doorstep.

The property was completed by a local developer approximately 7 years ago and therefore offers modern and well-appointed accommodation.

The building is entered through a communal front entrance, stairs then leading up to the second floor where communal hallways lead to the subject apartment.

Entering the apartment a hallway comes nicely finished with a wood effect floor, doors with chrome handles then lead to all principle rooms and a good sized storage cupboard.

The open plan living space overlooks Southbourne Grove via large floor to ceiling windows. It is also nicely finished with a wooden floor to match the hall and features a Sleek kitchen area offering a good range of storage cupboards. There is an induction hob with an extractor hood above and matching oven below, as well as an integrated dishwasher and fridge freezer. A breakfast bar also offers space for barstools.

The double bedroom is located off of the opening plan living space and again features large floor to ceiling windows.

Unusually and of great benefit, the apartment also offers a separate Study accessed from the hallway. This is an internal room with glazing providing borrowed light from the bedroom, it makes a great work or storage space, and could possibly be used as an informal bedroom for guests.

The bathroom has a tiled floor and a modern white suite which includes an electric shower over the bath. There is also a heated towel rail and a vanity mirror with lighting.

Offered for sale chain free and in good condition throughout, we believe this apartment would make a great first time buy or a purchase for those wanting to be in the heart of town. Immediate viewing is both available and advised.

THE TENURE: The apartment is held on a leasehold basis with approximately 118 years remaining. We await formal confirmation of maintenance charges but understand they will likely be within the region of £1000 - £1200 per annum.

Ground rent is charged at £250 per annum - We are informed this is fixed for the full lease term.

COUNCIL TAX BAND: A

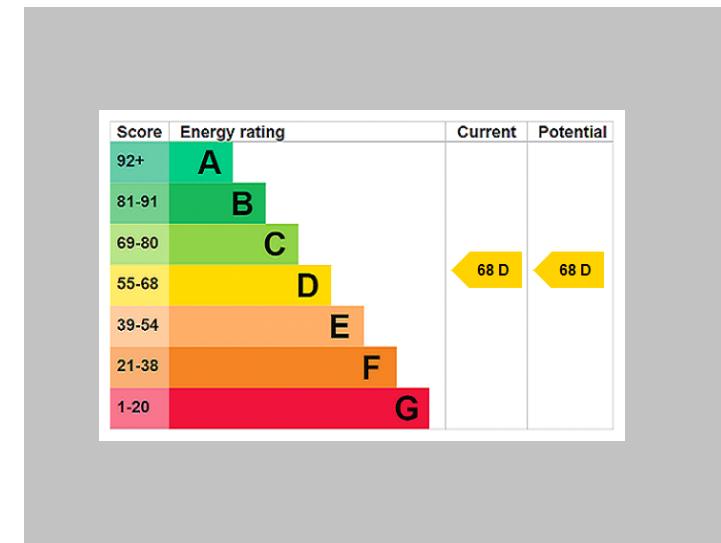


KEY POINTS
Second floor apartment
Central location
Modern throughout
No onward chain
One double bedroom
Study
Open plan living space



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.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliff | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
[Website](http://www.sladeshomes.co.uk) www.sladeshomes.co.uk

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