

10 Urban Shore, 40 Gervis Road,  
Bournemouth, BH1 3DH

Asking Price **£200,000**



Bedrooms



Living



Bathroom



Allocated Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A well located and modern one double bedroom apartment

THIS ONE DOUBLE BEDROOM APARTMENT IS SET ON THE SECOND FLOOR OF THE MODERN AND WELL-LOCATED DEVELOPMENT 'URBAN SHORE' GIVING EASY ACCESS TO BOURNEMOUTH TOWN CENTRE AND BEACHES.

Built in 2022, Urban Shore is an attractive development of apartments set in a superb location on Bournemouth's East Cliff, close to Bournemouth town centre, and just a short walk from the area's golden sandy beaches. The ultimate combination of town-centre living and (very near) beach-side luxury!

This one double bedroom apartment is set on the second floor and benefits from an allocated parking space set to the front of building.

Built and finished to a high specification the apartment features underfloor heating throughout and attractive heritage style (UPVC) sash windows. It also benefits from the remainder of a 10-year new build warranty.

The apartment features an open plan living space which is nicely finished with Amtico wood effect flooring and has a well fitted kitchen offering a good range of storage, working surfaces, and a full range of integrated appliances.

A real showstopper, the bathroom feature's part tiled walls and a contemporary white suite to include a WC with wall mounted flush, a hand wash basin with vanity drawer beneath, and a full-sized bath with wall mounted mixer and shower over.

Some other benefits include Energy-efficient, recessed LED downlighting within the kitchen and bathroom, Telephone and data points to all principal rooms, Sky + connectivity, and a video entry phone.

Available for immediate viewing we believe this apartment would make a great first buy, an excellent investment, or lock up and leave. Please call us to arrange your appointment.

**THE TENURE:** We understand the property is leasehold benefitting from the remainder of a 125-year lease. We understand maintenance is charged within the region of £1500 per annum and ground rent is £230 per annum.

**NB:** This information has been provided by our seller and has not been verified. Any interested party should seek confirmation from their legal representative before proceeding to exchange.

**COUNCIL TAX BAND:** B

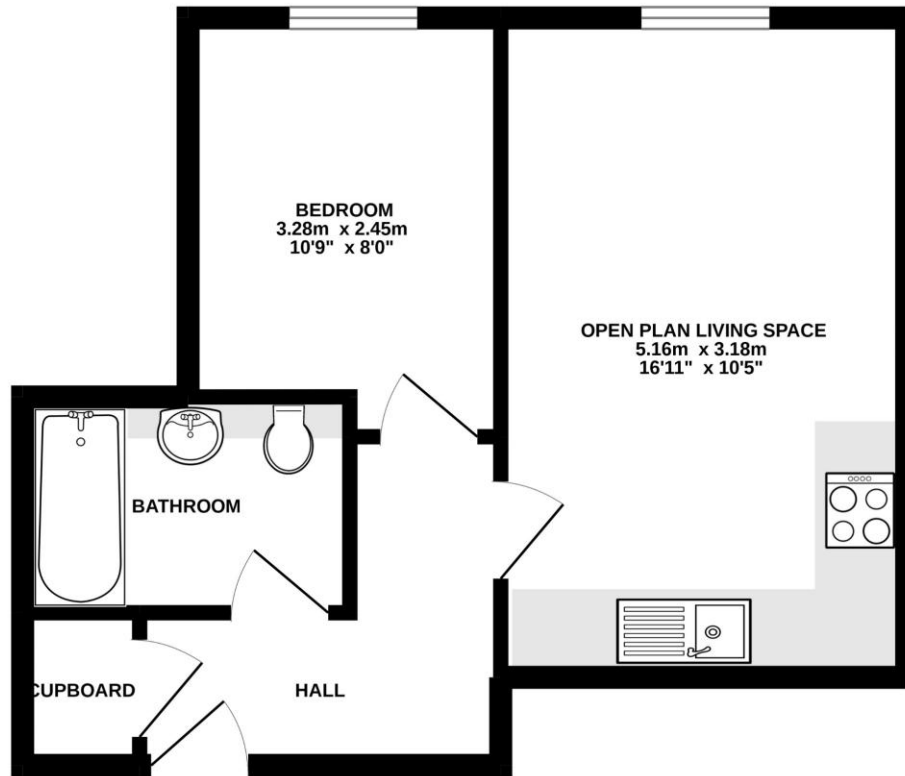


## KEY POINTS

- Excellent location
- close to beaches and town
- One Bedroom Apartment
- Open plan living space
- Allocated parking
- Very modern

(Built in 2021-2022)

SECOND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 38.1 sq.m. (410 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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