

Flat 2, Greenways, 2 Warren Edge Road,
Southbourne, Bournemouth, Dorset, BH6 4AJ

Asking Price **£275,000**



Bedrooms



Living



Bathroom & En-suite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A modern ground floor apartment close to beaches!

THIS MODERN GROUND FLOOR APARTMENT IS SET CLOSE TO SOUTHBOURNE'S BEACHES AND OFFERS DIRECT ACCESS OUT TO A GENEROUS PATIO.

Positioned in a well-kept purpose-built development the apartment sits just a short distance from the clifftop and beaches, and offers a spacious living and kitchen space, two double bedrooms, an en-suite shower room to the main bedroom, and a separate family bathroom.

The accommodation opens to a practical entrance hall with space for storage. A bright and notably spacious lounge provides comfortable sitting areas and features both wood flooring and recessed lighting.

The lounge flows semi open plan to the fitted kitchen, which is arranged with extensive cabinetry, ample worktop space, a gas hob with extractor, an integrated oven, dishwasher and washing machine. A 'dining nook' offering space for a table and four chairs.

The main bedroom includes fitted mirrored wardrobes and French doors giving direct access to a paved patio. Its en-suite is fitted with a glazed shower enclosure, wash basin and WC.

The second bedroom makes for a small double or large single room, ideal for guests or as a combined bed/study. The family bathroom presents a modern white suite with bath, basin and WC.

Outside, French doors lead from the master bedroom to a generous paved patio which makes a great space to relax. Our client obtained planning permission to construct the patio and being set to a secluded corner of the development grounds it offers a good deal of seclusion, but please do note it is not a private area nor noted on the property title.

Further well-kept communal grounds surround the development, and a driveway leads to parkin areas to the front and rear, the subject apartment benefitting from an allocated pace to the rear.

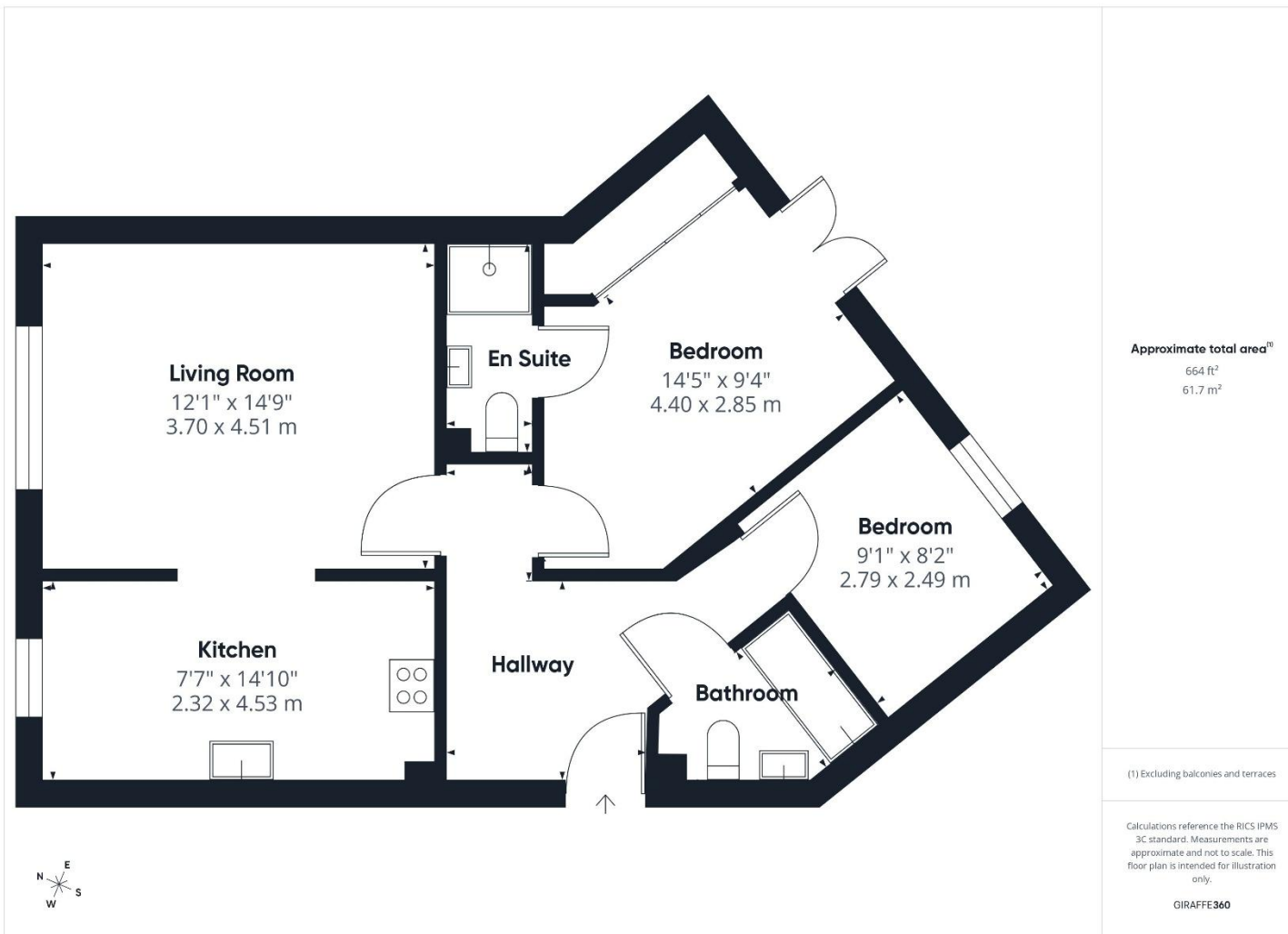
The location is a key attraction, set close to the sandy beaches and clifftop paths, and within easy reach of Southbourne Grove's shops, cafés and local services. Transport links and bus routes offer straightforward access to Bournemouth and Christchurch.

THE TENURE: We are informed the property benefits from a share within the freehold to building with a lease term of approximately 102 years remaining. There is no ground rent payable, maintenance currently charged at £722 per quarter. Short term lets are not permitted. The keeping of pets is restricted although permission from the managing agent can be sought. Please note 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.

COUNCIL TAX BAND: D

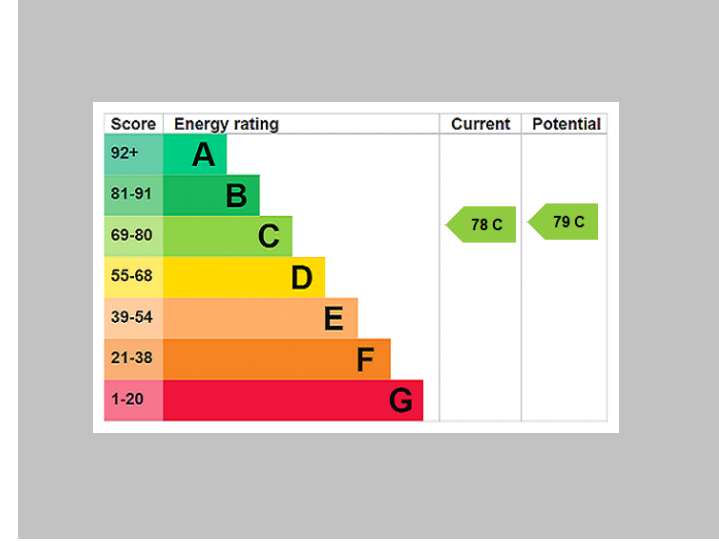


KEY POINTS
Close to Beaches
Access to a large patio
Shared freehold
Allocated parking
Two bedrooms
No onward chain



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.

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

