

5, Kings Park Court, 3 Clarence Park
Road, Bournemouth, Dorset, BH7 6LE

Guide Price **£260,000**



2

Bedrooms



1

Living



1

Bathroom



1

Parking



EST
1992

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Two Bedroom Maisonette Over Two Floors with Private Garden

A TWO-BEDROOM GROUND AND FIRST FLOOR MAISONETTE OFFERING A PRIVATE FRONT ENTRANCE, ALLOCATED PARKING AND A PRIVATE GARDEN.

Situated in the Pokesdown area, the apartment is conveniently located with Southbourne Grove and its array of independent shops, cafes and restaurants just a short walk away. Pokesdown Train Station is also nearby and offers direct routes via Southampton and Winchester through to London Waterloo.

Entering the property through a private front entrance you are met with an entrance hallway with space to store coats and shoes. A door then leads you through into the main living accommodation that comprises of a sizeable lounge/ diner with double doors then opening into the kitchen. Completing the ground floor accommodation is a downstairs w/c and a very useful under-stair storage cupboard.

Ascending the stairs you are met with the landing that offers doors into both bedrooms and the family bathroom. Bedroom one is a comfortable double room with a sizeable storage cupboard that is also home to the boiler, and bedroom two makes for a good-sized single room/ home office/ nursery.

Externally the property benefits from allocated off road parking and direct access to a private garden area via a glazed door from the living room. The space is laid to artificial grass and has a storage shed with power and light.

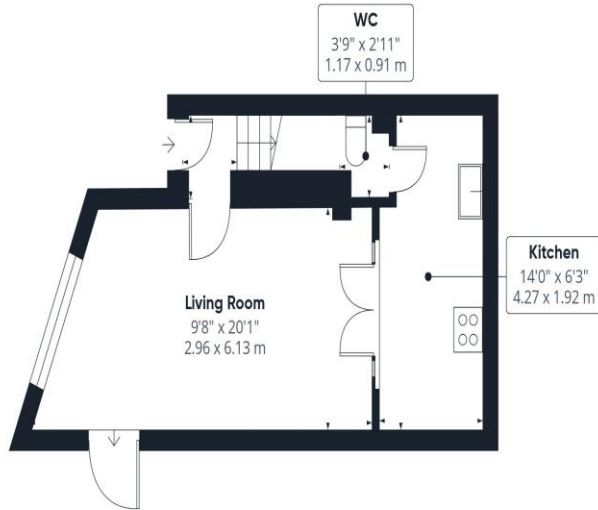
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THE TENURE: Our seller informs us that the property is held on a leasehold basis with a remaining term of approximately 164 years unexpired. We have been informed that maintenance is charged at approximately £1,600-£1,800 per annum.

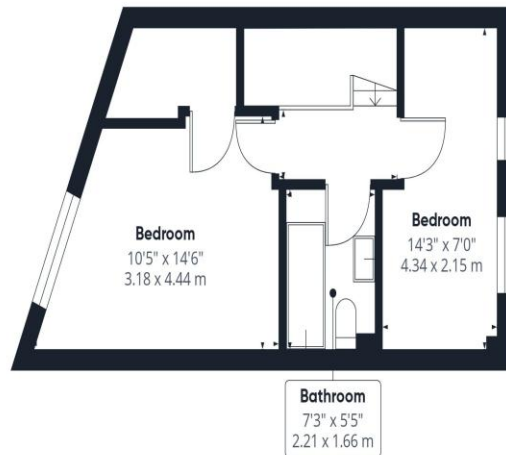
Please note that whilst given in the best of faith the above information has not been verified. Any interested party should seek confirmation from their legal representative before proceeding.



KEY POINTS
Private Garden
Allocated Off Road Parking
Open Kitchen/ Lounge
Convenient Location
Two Bedrooms
Split Level Maisonette



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 615 ft²
 57.2 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.

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