



Estate Agents



Auctioneers



# **St. Catherines Road, Southbourne, Bournemouth, BH6 4BD**

## **Guide Price £550,000 - £565,000**

**Two Bedroom, Two Bathroom Apartment with Sea Views | Level Access from Communal Entrance  
Hallway | Reception Room | Balcony | Master Bedroom with En-suite | Bedroom Two | Kitchen/Breakfast Room  
Family Bathroom | Allocated Parking | No Chain**

A rare opportunity to purchase a modern two bedroom, two bathroom raised ground floor flat in a secure gated development, offering lovely sea views across the bay and to the Isle of Wight. The property benefits from 870 sq.ft. of accommodation and features include UPVC double glazing, gas central heating, 16' double aspect reception room with sliding patio doors leading to the large balcony, 17' master bedroom with en-suite shower room, 13' kitchen/breakfast room, allocated parking and no upper chain. Viewing is recommended.

The property offers sea views from the elevated frontage – but has easy level access from the rear (no using the lift to get the shopping in!). Enter the apartment via the immaculate communal entrance; the inner hallway has a large storage cupboard and doors to all the rooms. To the front is the spacious 16' x 13' reception room which has sliding patio doors and a side window providing plenty of natural light; the sliding doors lead to the 25' south facing balcony which has ample space for patio furniture and has lovely views across the bay to the Isle of Wight. The 13' kitchen/breakfast room has an extensive range of wall and base units with built-in appliances including oven & hob, dishwasher, washing machine and fridge/freezer.

The impressive 17' master bedroom has lovely sea views, a door to the balcony, large sliding door wardrobes and its own en-suite shower room. Bedroom two is also a good sized double bedroom with a rear facing window. The main bathroom is fitted with a three piece suite of bath, w/c and basin with stylish tiling throughout.

Outside, the property is surrounded by well tended communal grounds. Secure gated access and allocated parking for one car plus visitors spaces.

Tenure: Leasehold - 104 years remaining  
Ground Rent: £450 per annum  
EPC Rating: 80 | C

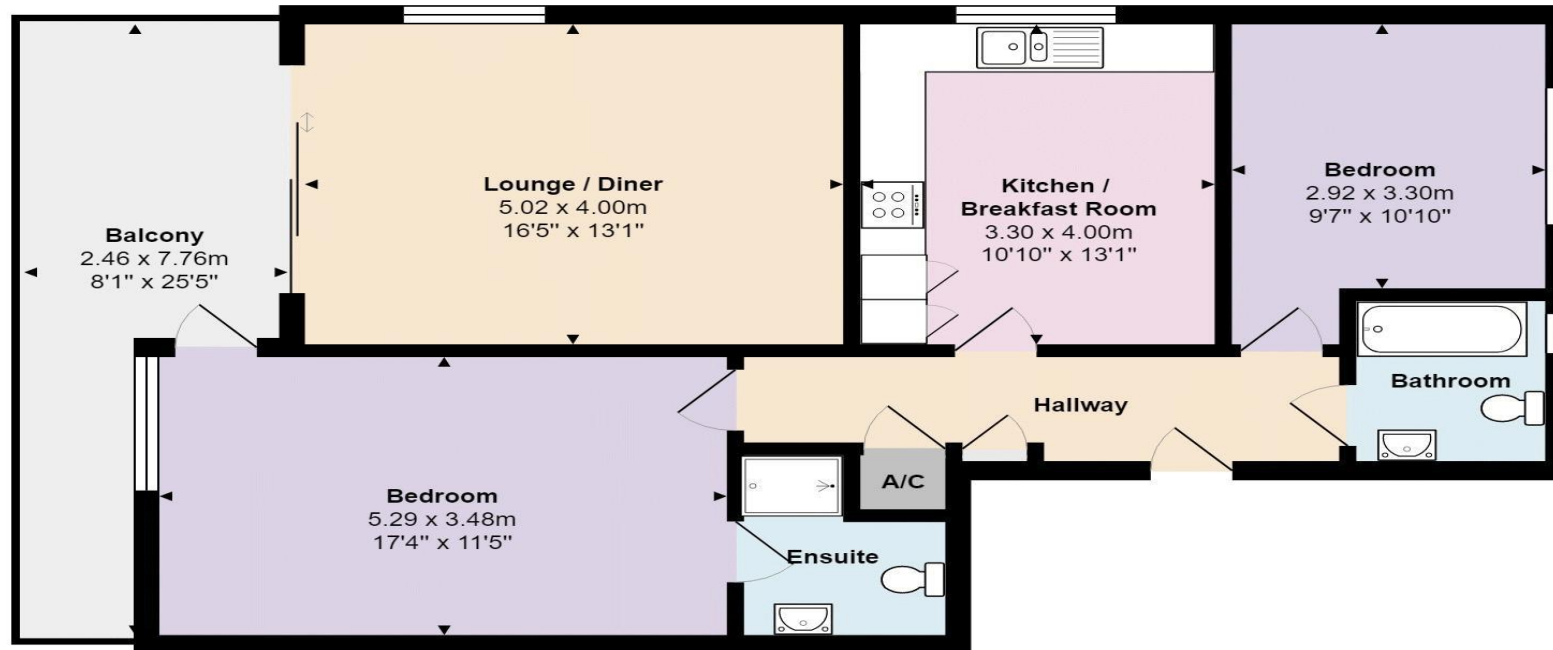
Service Charge: £1,840 per annum  
Council Tax Band: E











Total Area: 80.8 m<sup>2</sup> ... 870 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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