



Estate Agents



Auctioneers

Andbourne Court, Admiralty Road, Southbourne, Bournemouth, BH6 4BL

Guide Price £225,000 – Leasehold

Refurbished Modern One Bedroom Bungalow | Hallway | Modern Shower Room | Double Bedroom 13' Reception Room | Modern Kitchen/Breakfast Room | Select Development for the over 60s No Chain

We are delighted to offer for sale a beautifully presented one bedroom detached bungalow, situated on a purpose built development for the over 60s - just a short walk from the stunning cliff top and beaches at Southbourne.

The property was fully refurbished just a few years ago and now benefits from UPVC double glazing, efficient Dimplex Quantum heating, modern kitchen with built-in oven & hob, fridge/freezer and dishwasher, modern shower room, 13' bedroom with fitted wardrobes and Karndean flooring throughout.

This popular development offers a range of facilities to include on site warden assistance, emergency pull cord system, residents lounge, guest suite, on site hairdressers and a laundry room - but would be equally suited to a person desiring quality independent living by the sea!

Viewing highly recommended. No chain.

Lease: Lease: 62 Years remaining. Please ask us about costs and procedure regarding a lease extension.

Service Charge: £220 per month
Council Tax Band: C

Ground Rent: £240 per year
EPC Rating: 47 | E





GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) 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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