



Estate Agents



Auctioneers

# **Burtley Road, Southbourne, Bournemouth, BH6 4AP**

## **£275,000 – Leasehold**

**Modern Two Bedroom Two Bathroom First Floor Balcony Flat | Communal Entrance with Stairs & Lift  
Hallway | Storage Cupboard | Open Plan Kitchen/Reception Room with Balcony | Master Bedroom with En-Suite  
Bedroom 2 | Bathroom | Allocated Parking Space**

Situated in a quiet location just a few hundred yards from Southbourne's clifftops, "Nautica" is a modern development built in 2007 by local developers; Flat 5 offers stylish accommodation with two bedrooms, two bathrooms and a south facing balcony. The property is offered for sale in good decorative order throughout.

As you enter via the communal entrance there are stairs or lift to the first floor. From the main hallway you will find the 17' x 13' open-plan living area and kitchen. The kitchen has a modern range of wall and base units with built in appliances - fridge freezer, oven, hob, dishwasher and washing machine/dryer; the living area has large UPVC sliding doors leading to the south facing balcony. The master bedroom has a large window to the rear and an en-suite shower room with basin and w/c, whilst the second could accommodate a double bed. The family bathroom has a modern three piece suite with contemporary tiling.

Outside there is allocated parking for one car, bin store and bike store. Well tended communal grounds.

Lease: Approx. 107 Years remaining  
Service Charge: £1,440 per annum  
Council Tax Band: C

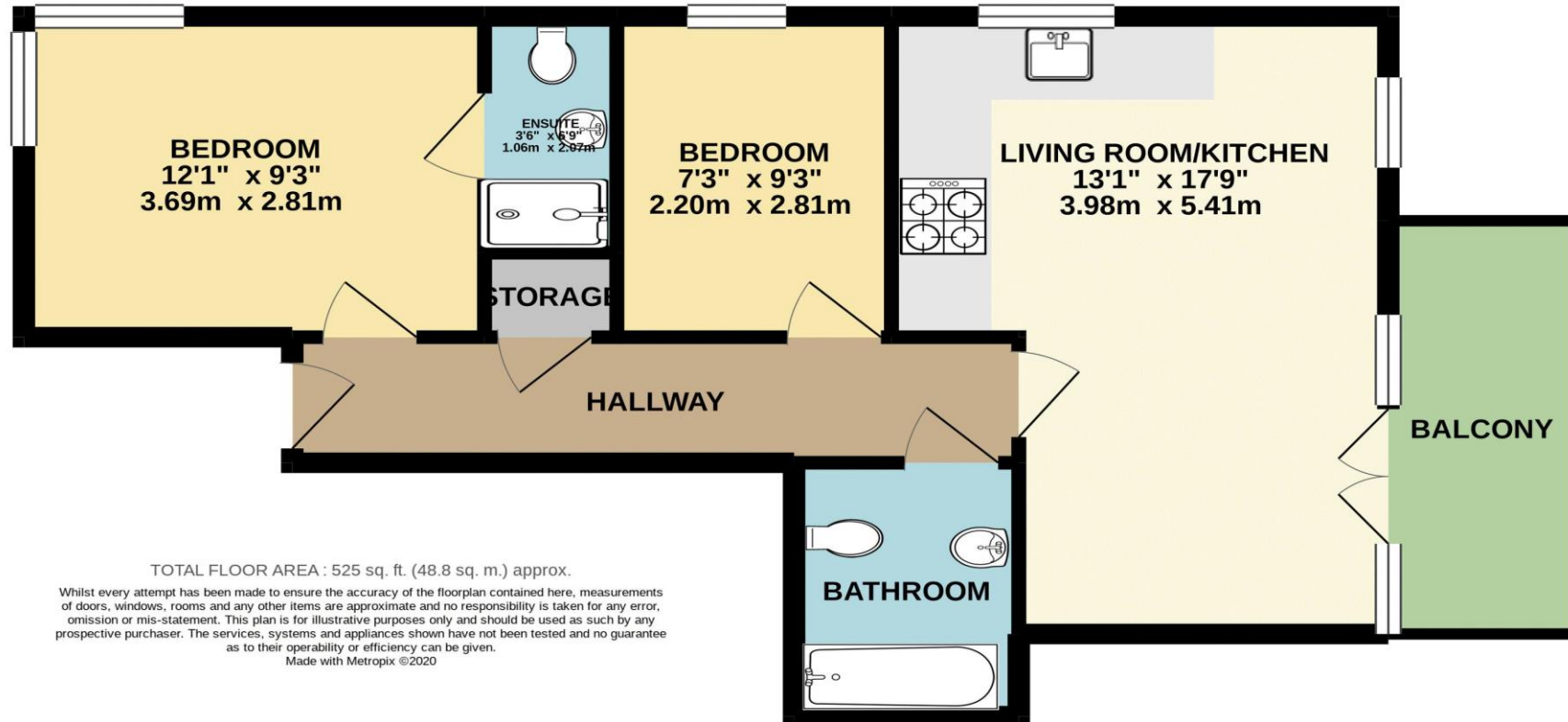
Ground Rent: £400 per annum  
Energy Performance Rating: 81 | B





# FIRST FLOOR

525 sq. ft. (48.8 sq. m.) approx.



TOTAL FLOOR AREA : 525 sq. ft. (48.8 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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