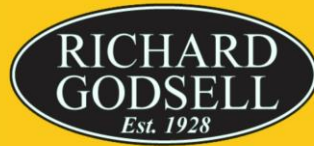


Estate Agents



Auctioneers



**Belle Vue Gardens, 239 Belle Vue Road, Southbourne,
Bournemouth. BH6 3BQ
Guide Price £250,000 Share of Freehold**

Superb Two Bedroom Apartment in Popular Development
Communal Entrance & Stairs To Second Floor Landing | Hallway | Living Room & Balcony
Kitchen | Two Double Bedrooms | Balcony Access From Bedroom One | Bathroom
Separate W/C | Garage | No Chain | Share of Freehold

Belle Vue Gardens, 239 Belle Vue Road, Southbourne, Bournemouth. BH6 3BQ

Guide Price £250,000 Share of Freehold

A two bedroom, second floor apartment ideally situated betwixt Southbourne and Christchurch, in a well maintained development benefiting from a private balcony and spacious accommodation throughout. This apartment is now in need of some internal modernisation, but would make an ideal first time purchase or Buy to Let investment.

Entering the property, you are immediately taken by the size of the hallway which gives access to all the accommodation. The bright living room has a large window and French door leading onto the balcony - overlooking the communal grounds. The kitchen is a good size and has a range of fitted base units, space for cooker and appliances. The main bedroom is a spacious double size and has plenty of space for freestanding furniture and also has a French door leading onto the balcony. The second bedroom is also a double sized room. The bathroom comprises of bath with shower over and wash hand basin; there is a separate w/c.

Outside, there are well tended communal grounds and this particular flat comes with a share of the freehold and a private garage. There is also additional off road parking spaces available for visitors on a first come, first served basis.

Note: The balconies are in the process of being upgraded to glass with stainless steel balustrades.

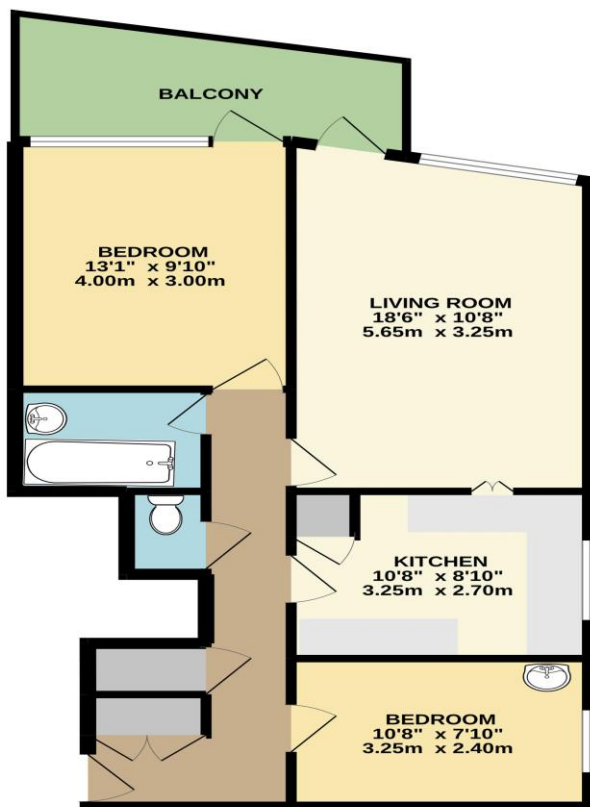
Council Tax Band: B

Tenure: Share of Freehold

EPC Rating: to be confirmed

Service Charge: to be confirmed

SECOND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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