

Estate Agents



Auctioneers



## **Parkwood Road, Southbourne, Bournemouth, BH5 2BN £235,000 Leasehold**

Two Bedroom First Floor Flat | Entrance & Stairs to First Floor Landing  
21' Reception Room | Modern Kitchen | Two Double Bedrooms | Modern Bathroom  
Long Lease

# Parkwood Road, Southbourne, Bournemouth, BH5 2BN

## £235,000 Leasehold

A very well presented two double bedroom first floor flat in a sought after location, just a stone's throw from Southbourne Grove with its array of shops, bars, cafes and restaurants and just half a mile from Southbourne's award winning sandy beaches. The property features UPVC double glazing, gas central heating, hardwood flooring throughout, spacious 21' reception room, two generous double bedrooms, modern kitchen with built-in oven and hob and a modern bathroom.

The private front door leads to a ground floor hallway with hanging hooks for coats, and stairs lead to the first floor landing which has a useful storage cupboard and access to the large loft. The impressive living/dining room is bathed in natural light as it benefits from three windows - the room is 21' in length and is an excellent entertaining space. The modern kitchen is accessed via an archway and is fitted with a good range of wall and base units with integrated oven and gas hob.

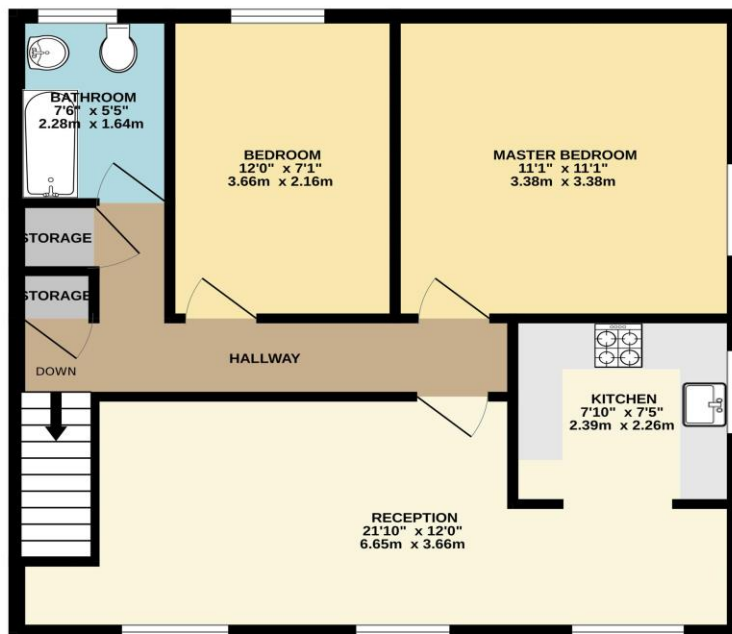
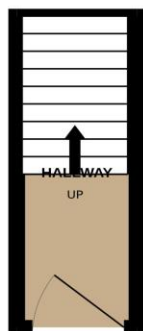
The master bedroom is a generous double, and bedroom two is also a good size making an ideal guest or child's bedroom. There is a modern tiled three piece bathroom suite of bath with shower, w/c and basin with a window.

Council Tax Band: B  
Lease: 151 Years remaining  
Service Charge: As and when required

EPC Rating: 74 | C  
Ground Rent: to be confirmed  
Building Insurance: £260 per annum

GROUND FLOOR  
53 sq.ft. (4.9 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



FIRST FLOOR FLAT

TOTAL FLOOR AREA: 677 sq.ft. (62.9 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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