



Estate Agents



Auctioneers

Southwick Road, Boscombe East, Bournemouth, BH6 5PU

Guide Price £287,950 – Leasehold

**Two Bedroom Ground Floor Flat | Private Entrance | Reception Room | Two Double Bedrooms | Modern Bathroom
Modern Kitchen | Rear Garden | Off Street Parking | Long Lease | Low Outgoings**

A beautifully presented two bedroom ground floor flat with a lovely rear garden and off street parking, situated in a quiet residential location close to both Pokesdown and Southbourne shopping areas as well as falling within the coveted Stourfield School catchment area. Benefits include UPVC double glazing, gas central heating, 14' reception room, two double bedrooms, modern bathroom, modern kitchen and a well tended rear garden. The flat will be sold with a long lease and has low outgoing - Viewing recommended.

Enter via the private entrance to the side, and into the hallway. To the front aspect is the bright and spacious 15' reception room with bay window. The modern kitchen has a range of wall and base units with a built in oven & hob and a window overlooking the rear garden. There are two double bedrooms - the main bedroom is to the rear of the property, has fitted wardrobes and French doors leading to the garden, and the second bedroom faces the front aspect. The bathroom has a modern three piece suite of bath with shower, w/c and basin with tiling.

Outside there is parking for one car to the front of the property.
The well tended rear garden enjoys a westerly aspect, with lawn and decking area. Garden shed. Gated side entrance.

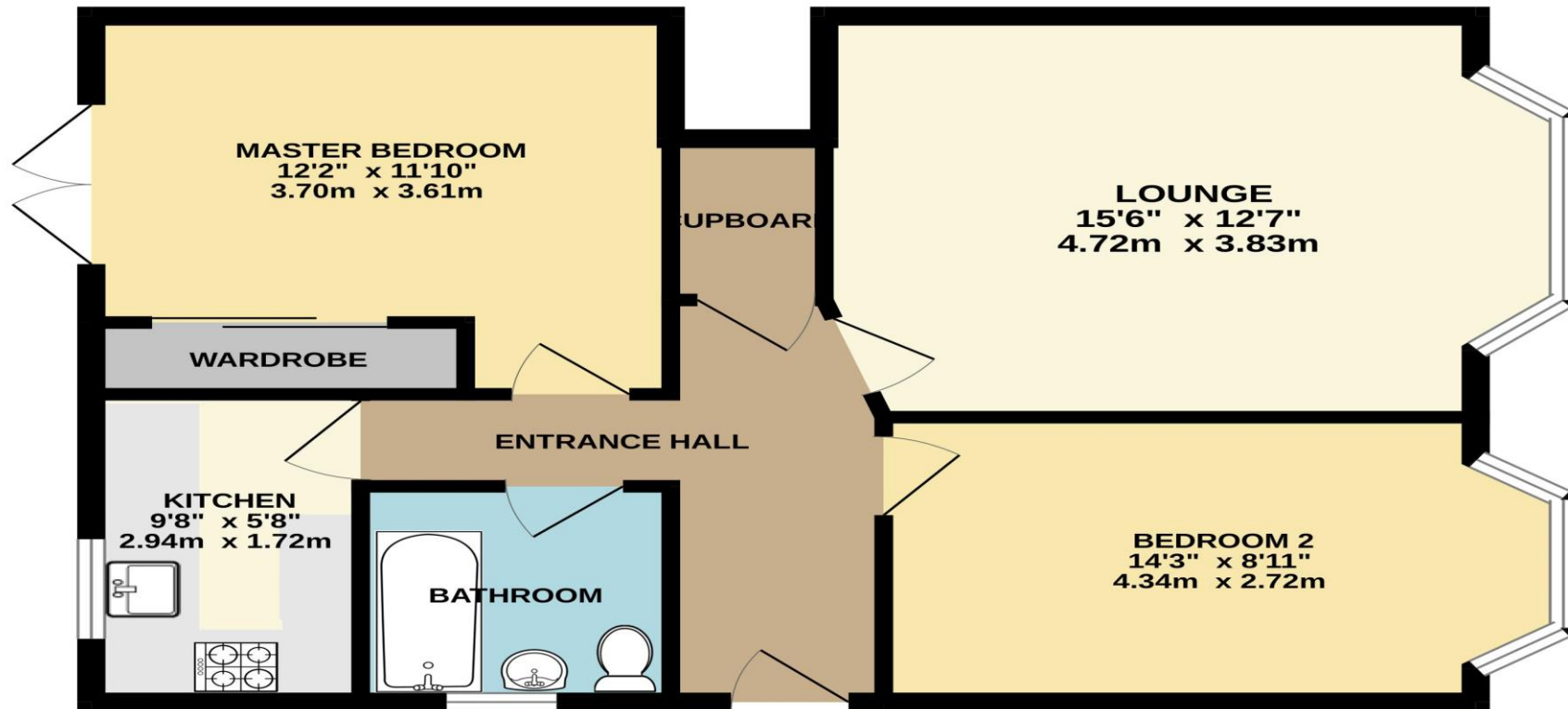
Lease: 138 Years remaining.
Service charges: Shared - As and when required.

Ground rent: £1 per annum.
Council Tax Band: B





GROUND FLOOR



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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