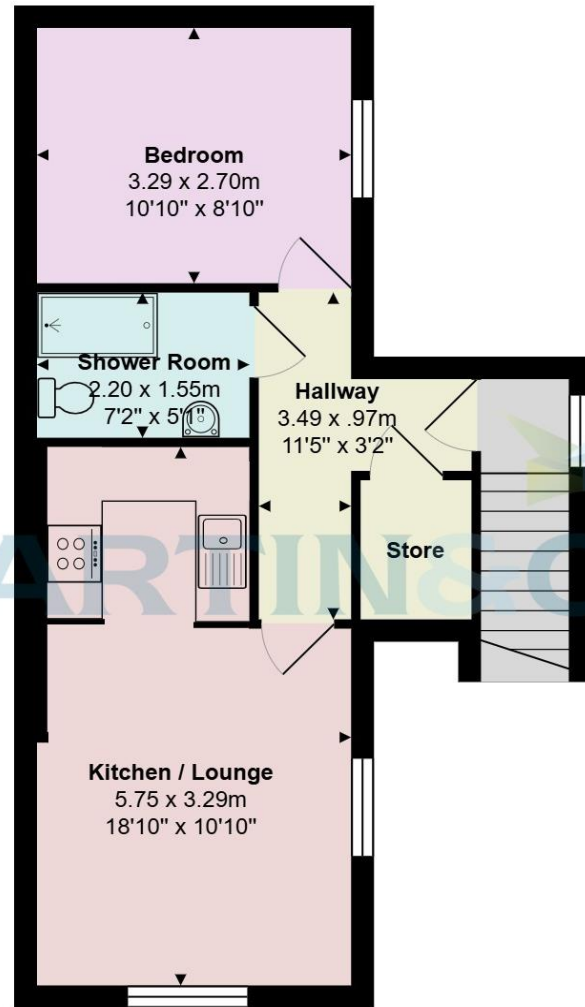




## Property Location

Southbourne, among best places in UK to buy a house in 2024, is situated between Boscombe and Christchurch and is bustling with tourists and locals keen to escape the busier areas of Bournemouth town centre. Southbourne beach was named best in south of England for 2024.



Total Area: 35.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Parkwood Road, Bournemouth

Asking Price Of £215,000



1ST FLOOR APARTMENT  
 IN SOUTHBOURNE  
 ONE DOUBLE BEDROOM  
 OPEN PLAN LOUNGE  
 BESPOKE KITCHEN  
 EXCELLENT CONDITION  
 SOUTH FACING WINDOW  
 SEAT  
 OFF STREET PARKING  
 NEW WINDOWS  
 GREAT INVESTMENT  
 5 MINS TO THE BEACH  
 2 MINS TO SHOPS  
 1 MINS TO BUS STOP



### Why you'll like it

Step into this STUNNING first floor flat just moments from Southbourne's very popular high street, and it's Award Winning Beaches. Nestled just off Seabourne Road, is this chance to purchase a unique One Bedroom flat that has been modernised to very good standard, which has is very well maintained by the owner. The property would be ideal for single individuals, first time buyers or investors.

As we arrive at the property we are greeted with a the parking area and your own private covered staircase to the first floor, where you will find a new composite front door. Step inside and into the entrance hallway where you find a handy storage cupboard which houses the new hot water system, electric radiator and access to all other principle rooms in the property.

The stylish bathroom has been modernised to a very high standard, offering a walk-in shower with black shower attachments, white W/C, modern basin, shower screen, electric underfloor heating and remote control mood lighting.

The bedroom, has been designed to maximise space and offers a stylish rustic feel. An ottoman bed provides a very handy storage facility and an extended windowsill area means you can enjoy the Sun from the South Facing Aspect out of the large windows that completely open up.

The combined lounge/kitchen area, offers a very cool feel and is an ideal space to entertain guests in. Like the bedroom, there is a large window offering a South Facing Aspect and space for the sofa, coffee table and TV.

The kitchen boasts a lovely modern feel, with off white gloss over & undercounter cupboards, wooden worktops, and grey tiled splash back. The fitted kitchen come equipped with an induction hob, electric oven, and washing machine. Parking can be found off street just outside the property and comes on a first come, first served basis.

The property is ideally located and is just seconds from the high street in Southbourne. You really have all the local amenities of the area at your feet. There is convenient access to a number of Bus stops providing ample transport to help get you about town with ease. The property also benefits from Newly laid carpets throughout.

Agent Notes:  
 Tenure - Leasehold  
 Lease Length - 114 year remaining  
 Ground rent - £25 per annum  
 Service Charge - £700 per annum  
 Holiday Lets - Not Permitted  
 Pets - Not permitted  
 FENSA Certificates - 8 years warranty on all windows.  
 Mains Utilities are Connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

