



Flat 5 Charnwood House, 4 Church Road,  
Southbourne, BH6 4AT

Asking Price **£250,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT FOR THE OVER 55'S IS SET IN A GREAT LOCATION CLOSE TO LOCAL SHOP AND BEACHES AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

This two double bedroom first floor apartment is set in a modern purpose-built development for the over 55's, just a short level walk to local shops, bus links and Bournemouth's associated 7 miles of sandy beaches.

The apartment is well presented throughout and boasts UPVC double glazing and gas fired central heating. Further benefits include En-Suite to master bedroom, off road parking, two Juliette balconies and no onward chain.

A rear communal entrance hallway offers stairs and a lift to all floors. The subject apartment can be found on the first floor.

Upon entering the apartment, a good-sized entrance hallway offers doors to all principle rooms as well as a useful storage cupboard.

The living room is a good size and allows space for a range of furniture and French doors opening on to the Juliette balcony overlooking the well-kept communal gardens.

The kitchen/Breakfast room offers a range of eye level and base units set above and below the complimenting roll edge work surfaces. There is a built-in gas hob with extractor hood above, eye level fan assisted oven and space for a washing machine, dishwasher, and upright fridge/freezer.

The larger of the two bedrooms boasts yet another Juliette balcony and is a good-sized double with plenty of space to accommodate a Queen bed or larger along with other bedroom furniture. A door leads to the En-suite shower room which offers a fully tiled walk-in shower cubicle, low level flush WC and wash hand basin.

The second bedroom is again a good double and is served by the bathroom, offering a panel enclosed bath, low level flush WC and wash hand basin.

Externally, the apartment benefits from resident's off road parking set to the rear of the development and well maintained communal gardens.

COUNCIL TAX BAND: E  
TENURE: LEASEHOLD

We are informed that there are approximately 76 years remaining on the lease. Maintenance is charged at approximately £2,214 per annum and Ground Rent at £350 per annum.

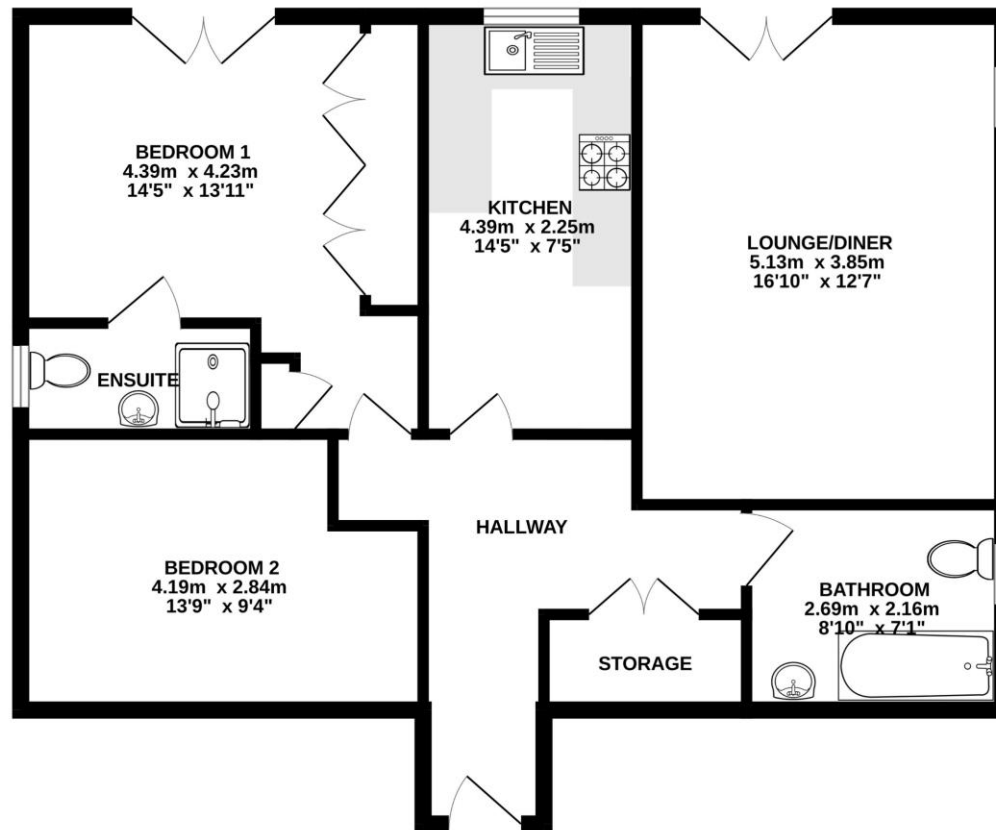
Please note whilst given in good faith this information has not been verified and any interested party should seek confirmation from their legal representative before proceeding.



## KEY POINTS

Modern purpose built block  
Over 55's  
Two double bedrooms  
En-Suite shower  
Lounge/diner  
Lift

GROUND FLOOR  
76.8 sq.m. (827 sq.ft.) approx.



TOTAL FLOOR AREA: 76.8 sq.m. (827 sq.ft.) 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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Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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