



Flat 6, 92 Southbourne Road,
Southbourne, Bournemouth, BH6 3QQ

Guide Price **£230,000**



2

Bedrooms



1

Living



2

Bathroom & Ensuite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A great apartment set just a few yards from Southbourne Grove!

**SUPERBLY LOCATED CLOSE TO SOUTHBOURNE GROVE
THIS TWO BEDROOM TOP FLOOR APARTMENT
FEATURES A SUPERB OPEN PLAN LIVING SPACE, AN EN-
SUITE MASTER BEDROOM, ALLOCATED OFF ROAD
PARKING, AND ELEVATED VIEWS TOWARDS ST
CATHERINES HILL!**

Southbourne's high street has become one of, if not Bournemouth's most favoured high streets, and this superb apartment is ideally placed to take advantage of its many facilities being literally a few steps away!

Having been well kept by our seller the apartment is well presented throughout, benefitting from double glazing and central heating served by a recently replaced gas combination boiler. It is therefore ready for immediate occupation and in opinion would make an ideal first time buy or investment.

The apartment is set on the top floor of a small, converted building. A communal front entrance with Entryphone gives access, recently redecorated, and carpeted communal hallways and stairs then leading to all apartments.

Entering the apartment, a small hallway has doors to both bedrooms and the bathroom, then leads through to the living area.

Arranged open plan with the kitchen and offering plentiful room for both lounge and dining room furniture, in our opinion the living area is a great space which also benefits from a lovely, elevated view over roof tops towards St Catherines Hill.

The kitchen is recessed from the main living area and has a skylight above giving good natural light. It offers eye and base level storage and has a fitted gas hob with a matching oven beneath and extractor hood over. There is also an integrated fridge/freezer and space for a washing machine.

Both bedrooms also enjoy the elevated views towards St Catherines Hill. The master bedroom makes for a good double room and has an en-suite shower room. This has a side aspect window and is part tiled, fitted with a low level wc, hand wash basin and walk in corner shower.

Bedroom Two is currently arranged as a child's room. This is served by the main bathroom which is part tiled and has a full sized bath with shower over and shower screen to side.

Outside, the apartment benefits from an allocated off-road parking space set to the front of building and there is also a resident's bicycle store.

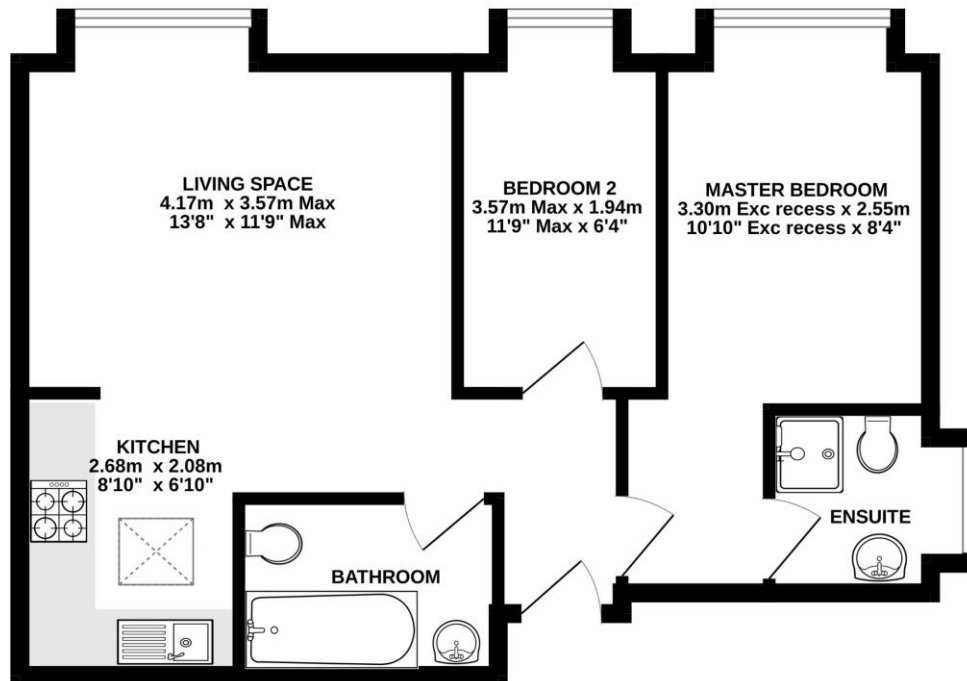
THE TENURE: We are informed the property is held on a leasehold basis with approximately 104 years remaining. In recent times our owner has been offered a share within the freehold, please ask for further details. Please note that whilst given in good faith this information has been provided by our client and has not been verified.

COUNCIL TAX BAND: B



KEY POINTS
Great location!
Elevated views
Allocated parking
En-suite to master
Superb open plan living space
Well presented throughout

GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.

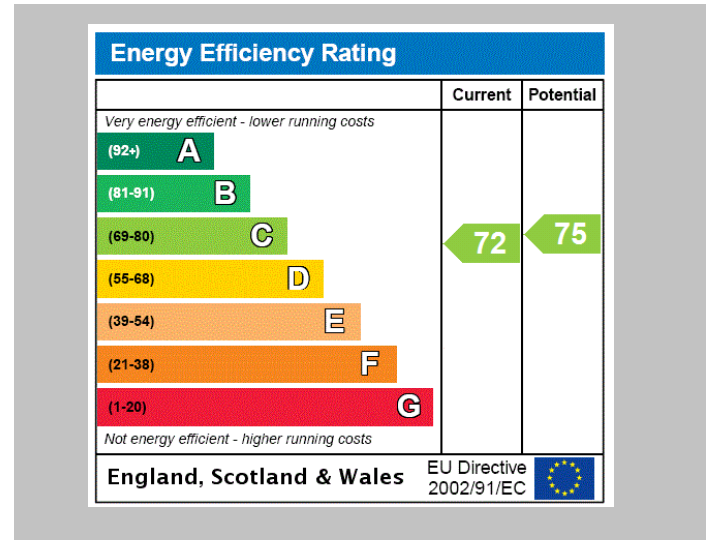


TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) approx.

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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