

39a Kimberley Road, Southbourne,  
Bournemouth BH6 5EX

Guide Price **£210,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# A spacious, well presented two bedroom first floor apartment

THIS TWO BEDROOM FIRST FLOOR APARTMENT IS SET IN A POPULAR RESIDENTIAL ROAD CLOSE TO STOURFIELD INFANT ACADEMY AND BENEFITS FROM A LARGE KITCHEN/BREAKFAST ROOM AND WELL PRESENTED ACCOMODATION.

This spacious two bedroom first floor apartment is set in a popular residential road in the heart of Southbourne, being within close walking distance to Stourfield infant academy and Southbourne Grove and its array of independent shops eateries and transport links in Bournemouth, Poole and Christchurch just a little bit further.

The apartment is set on the first floor, and benefits from a private entrance and sizable accommodation to include a modern kitchen/Breakfast room, two bedrooms, modern bathroom and a spacious living room.

Further benefits include gas fired central heating, UPVC double glazing and a lease of 112 years. An ideal first time buy, an internal inspection comes highly recommended!

Upon entering the apartment via a private front entrance door, you are welcomed by a good sized entrance hallway, offering space for coats and shoes, and stairs lead to the first floor accommodation.

The landing is bright and airy, with a window to the side aspect flooding the area with natural light and doors lead to all rooms.

The living room is set to the front of the apartment

and offers ample space for a range of living room furniture.

The Kitchen/Breakfast room is a good size, offering space for a small breakfast table and a range of eye level and base units set above and below the work surfaces with a range of built in appliances.

The largest of the two bedrooms is a good double, with space for a double bed or larger along with other furniture and a window to the rear aspect.

The second bedroom would make an ideal children's bedroom or home office and is set to the front of the apartment.

The bathroom has been fitted with a matching three piece suite to include a panel enclosed bath with wall mounted shower attachment above, low level WC and wash hand basin. The walls are tiled and there is a UPVC obscured window to the side aspect.

Externally, we understand the front garden is conveyed with the apartment.

TENURE: The apartment is held on a leasehold basis with 112 years remaining. Maintenance is split with the ground floor apartment on a as and when basis.

COUNCIL TAX BAND: B



**KEY POINTS**  
Two bedrooms  
Kitchen/Breakfast room  
Living room  
Well presented  
Private entrance  
Front garden



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

762.98 ft<sup>2</sup>  
70.88 m<sup>2</sup>

(1) Excluding balconies and terraces

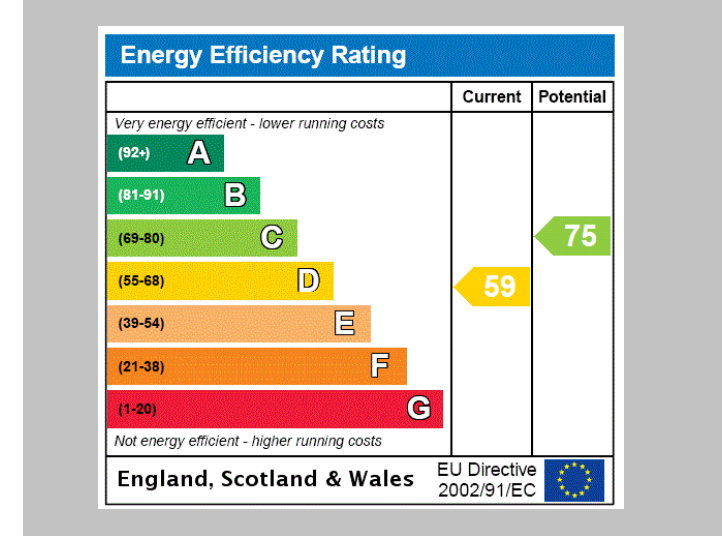
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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