



Flat 1, 20 Pinecliffe Avenue, Southbourne,
Bournemouth, BH6 3PZ

Guide Price **£325,000**



Bedrooms



Living



Bathroom/Ensuite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A wonderfully located ground floor apartment!

THIS GROUND FLOOR APARTMENT IS SUPERBLY LOCATED BETWEEN SOUTHBOURNE GROVE AND CLIFF TOPS AND IS OFFERED FOR SALE CHAIN FREE. FEATURING A PRIVATE FRONT ENTRANCE AND GIVING DIRECT ACCESS ON TO COMMUNAL GARDENS, IT PRESENTS A GREAT OPPORTUNITY!

Entering through the private front entrance a hallway leads to all principal rooms and has a built-in cupboard offering storage.

The living room overlooks the front of building via a box bay window and offers room for a good range of furniture, also featuring a mock fireplace with a fitted electric fire.

A separate kitchen overlooks the side of property and communal gardens adjacent to the front entrance door. It comes fitted with a range of eye and base level cupboards plus a fitted washing machine, dishwasher, and gas hob with an electric oven beneath. There is room for a freestanding fridge/freezer and a small breakfast table if required.

The master bedroom enjoys the same aspect as the kitchen via a bay window and is fitted with a triple wardrobe. It also benefits from an en-suite shower room with a walk-in shower cubicle, low level WC and wash basin set within a vanity storage unit. Walls and floors are fully tiles, and there is a heated towel rail.

Bedroom Two would make for a small double room and comes fitted with a double wardrobe.

A generous family bathroom has a frosted window for natural light and ventilation and is fully tiled. This is fitted with a full-sized bath, low level WC and a hand wash basin set within a vanity unit with drawers.

Outside, almost immediately adjacent to the apartment there is a private driveway/allocated parking area for one car. The apartment fronts an area of communal garden, although in practice we believe past owners of the apartment have used this space as their own. This is laid to lawn and abutted by flower and shrub beds.

The apartment benefits from double glazing and gas central heating throughout. It is presented in fair order throughout, although would benefit from some redecoration and replacement of carpets in places, giving a purchaser scope to 'polish' and personalise to taste.

THE TENURE: We understand the property is leasehold with 102 years remaining but await formal confirmation. We also await information on ground rent and maintenance charges although this should be available shortly.

COUNCIL TAX: BAND D



KEY POINTS

Sought after location!

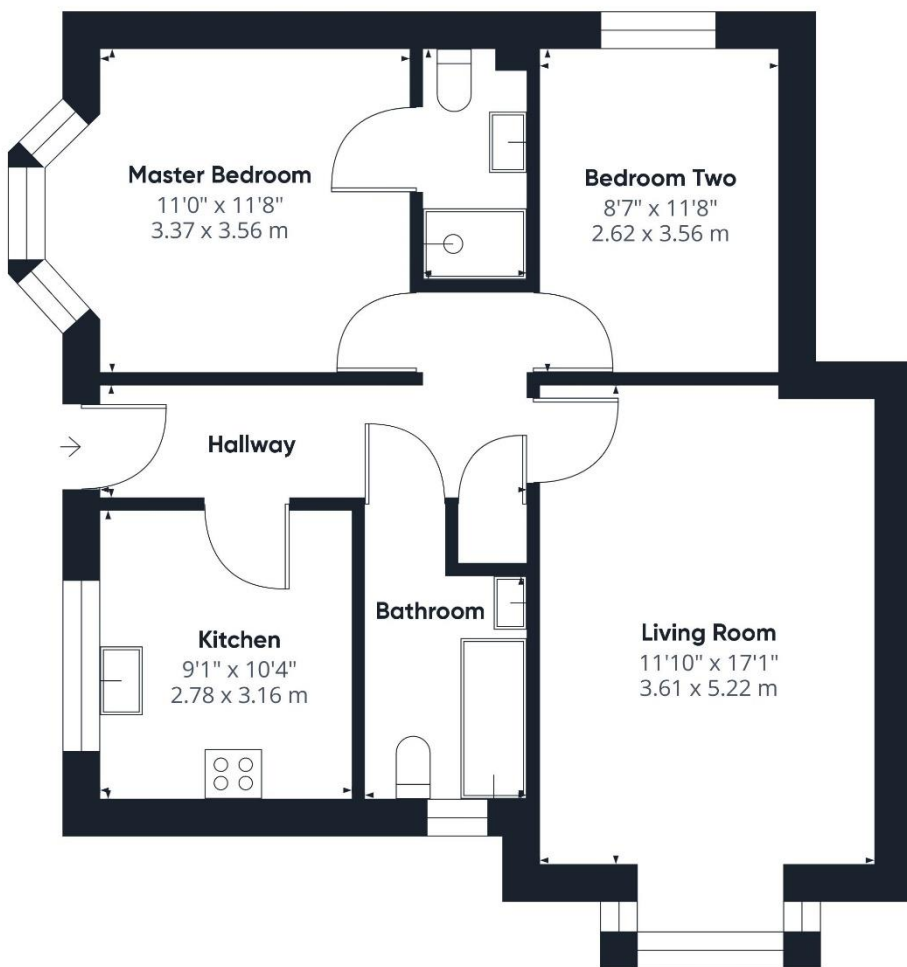
No onward chain

Two double bedrooms

Lounge and separate kitchen

Allocated parking

Private entrance



Approximate total area⁽¹⁾
731.51 ft²
67.96 m²

(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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