



2 St. James's Square, Bournemouth, BH5 2BX

Guide Price **£250,000**



2

Bedrooms



1

Living



1

Bathroom



1

Parking



EST
1992

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Private Garden Area and Share of Freehold!

A RECENTLY REFURBISHED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT OFFERED FOR SALE WITH OFF ROAD PARKING, A PRIVATE GARDEN, AND A SHARE WITHIN THE FREEHOLD!

Situated in a quiet square, just 0.6 miles from both the ever-popular Southbourne grove and the same distance to Boscombe Overcliff Drive leading down to 7 miles of sandy beaches – the location of this apartment is hard to beat!

This property occupies the entirety of the first floor within a converted building of two apartments. The building is entered through a communal front entrance where a shared hallway gives access to both the ground and first floor apartments.

Entering the apartment, you access a ground floor hallway housing the stairs leading up to the first floor where doors to all principle rooms can be found.

The living room overlooks the front of the property via a large bay window, flooding the room with plenty of natural light.

Via an opening off the living room, you enter the recently modernised kitchen fitted with plenty of eye and base level storage units with complimenting roll top work surfaces set betwixt. Fittings include oven and a hob with extractor over, there is also space for an upright fridge freezer with a designated utility area set up in the hallway that has space for a washer/dryer.

Both bedrooms are good sized double rooms and are serviced by the recently modernised family bathroom. Fittings include a bath with shower over, w/c with exposed cistern and hand wash basin with vanity unit below.

Externally the property benefits from off road parking and a private garden area set to the rear of the property.

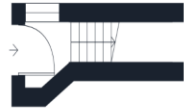
A great opportunity to purchase a “turn-key” home, to arrange your viewing appointment please do contact our seller’s chosen sole agents!

COUNCIL TAX BAND: B

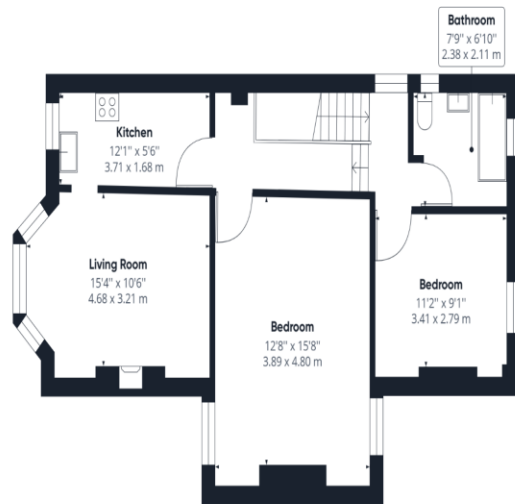
TENURE: Share of Freehold with 115 years remaining on the lease. Service charge is payable on an as and when basis.



KEY POINTS
Share of Freehold!
Private Garden Area!
Off Road Parking!
Great Location!
No Forward Chain!



Ground Floor



Floor 1

Approximate total area⁽¹⁾

723.09 ft²
67.18 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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