



Offers Over £325,000

25 St. Catherines Road, Bournemouth, BH6 4AE



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Summary

An immaculate two bedroom ground floor flat situated just a few minutes walk to Southbourne Coast Road and access to award winning sandy beaches.

This property has the advantage of a private decked area which is accessed from both the lounge and bedroom via double opening doors. Floor to ceiling windows allow lots of natural light to flood the apartment.

In show home condition the accommodation comprises of a modern open plan lounge / kitchen incorporating a breakfast bar area, spacious dining area overlooking the private decking, two double bedrooms and luxury shower room.

This property is ready to move into with modern decoration throughout and good quality complimenting floor and wall tiles. A lovely home by the sea or ideal as a second / holiday home.

Tenure

Tenure: Leasehold

Remaining Lease Length: 166 Years

Ground Rent: £250 per annum

Service Charge: £1,500 per annum (includes buildings insurance)

Area

Situated on the Cliff Top close to Southbourne's' award winning sandy beaches, with its Promenade ideal for walking, running and cycling. Easy access to Bournemouth and Christchurch Town Centres which offer a wide variety of shops, restaurants and bars. Nearby train stations at Bournemouth or Christchurch provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport offers a varied schedule of flights to a number of European destinations.

FEATURES & SPECIFICATIONS

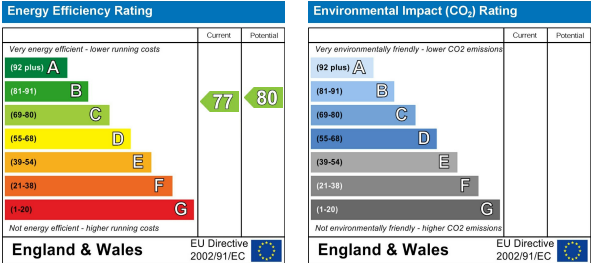
- Close to Southbourne Beach
- Immaculate condition
- 166 Year Lease
- Private decked courtyard area
- Refurbished to a high specification
- Secure intercom entry system
- Feature high ceilings
- Modern kitchen with integrated appliances
- Ideal second / holiday home
- Gas central heating & UPVC double glazing





Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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