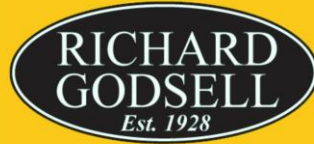


Estate Agents



Auctioneers



## **Douglas Road, Southbourne, Bournemouth, BH6 3ER** **Guide Price £290,000 Leasehold**

Spacious Two Bedroom First Floor Flat | Own Entrance & Stairs To First Floor Landing  
22' x 17' L-Shaped Lounge/Dining Room | Kitchen | Two Double Bedrooms | Bathroom  
Rear Garden | Garage | Long Lease | No Chain

# Douglas Road, Southbourne, Bournemouth, BH6 3ER

## Guide Price £290,000 Leasehold

A most spacious two bedroom first floor flat situated in a quiet residential location, just a short walk to local shops at Tuckton and 400 yards from the clifftop and beaches.

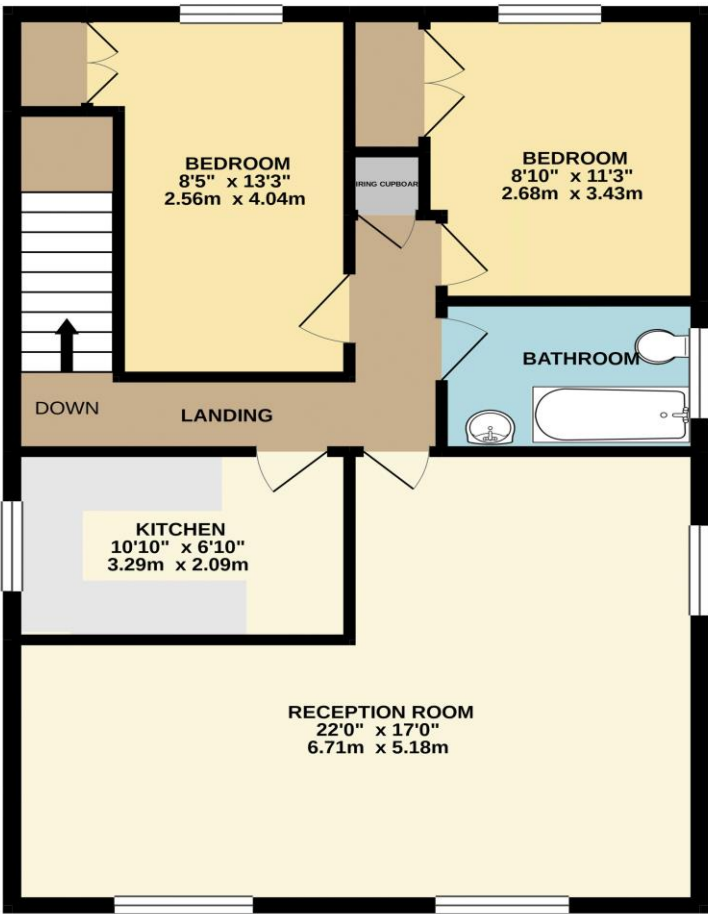
The property features UPVC double glazing, gas central heating with recently installed boiler, bright and spacious 22' x 17' reception room with double aspect windows, 11' kitchen, two double bedrooms with fitted cupboards, family bathroom and loft space.  
(The property has potential to create a third bedroom if you were to relocate the kitchen into the main living space).

Outside, there is a rear garden of approx. 30' x 20' and a single garage.  
No Chain - Vacant Possession.

Lease: 999 Years from 1972  
Ground Rent: £1 per annum  
Council Tax Band: B

Maintenance: As and when required  
EPC Rating: Band D

FIRST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) 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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