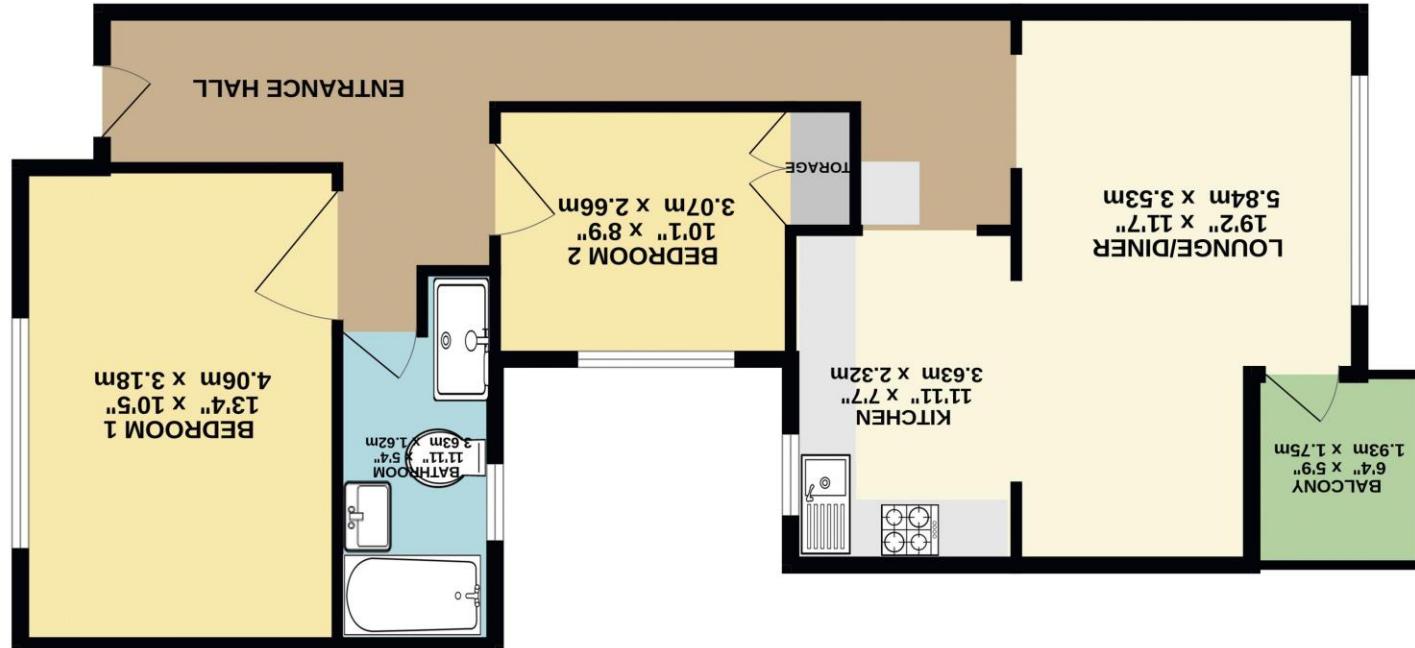


make or give any representation or warranty in respect of the property.  
Disclaimer: These particulars, whilst believed to be accurate, do not constitute a detailed survey nor do they constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey of the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate only and should not be relied upon for carpets and furnishings. The measurements given are approximate only and should not be relied upon for carpets and furnishings. No person in this firm is employed by or inspects or

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

SECOND FLOOR FLAT



SECOND FLOOR FLAT



# **Amanda Court, Holdenhurst Avenue, Boscombe East, Bournemouth, BH7 6QZ**

**Guide Price £220,000 – Share of Freehold**

**Two Double Bedroom Second Floor Flat | Modern Four Piece Bathroom Suite | Private Balcony | Allocated Parking  
No Onward Chain | Spacious Kitchen | Close To Transport Links | Easy Access To Amenities | Ideal First Time Purchase  
Well Presented Throughout | Viewing Highly Recommended**

Located on Holdenhurst Avenue in the sought-after Boscombe East area, this prime location provides easy access to the lively Southbourne Grove, which features a variety of shops, bars, bistros, and cafes. It's just a short walk to local beaches, stores, and transportation options, including bus services and a train station with regular direct connections to London Waterloo. Additionally, the property falls within the catchment area of several well-respected schools.

This generously sized apartment is beautifully presented and features a spacious entrance hall that leads into an L-shaped open-plan living and dining area. A door opens onto a private balcony, large enough to accommodate a bistro table and chairs. The well-equipped kitchen boasts cream units with black worktops, a gas stove, and ample space for essential appliances. A stylish cut-out between the kitchen and lounge enhances the layout, allowing natural light to fill the space. The apartment includes two sizable double bedrooms, one of which features a built-in wardrobe, and a fully tiled bathroom with a four-piece suite. Additionally, the property comes with a share of the freehold and an allocated parking space.

**Viewing is highly recommended to fully appreciate the features and benefits this flat has to offer.**

Tenure: Share of Freehold

EPC Rating: to be confirmed

Council Tax Banding: B

