



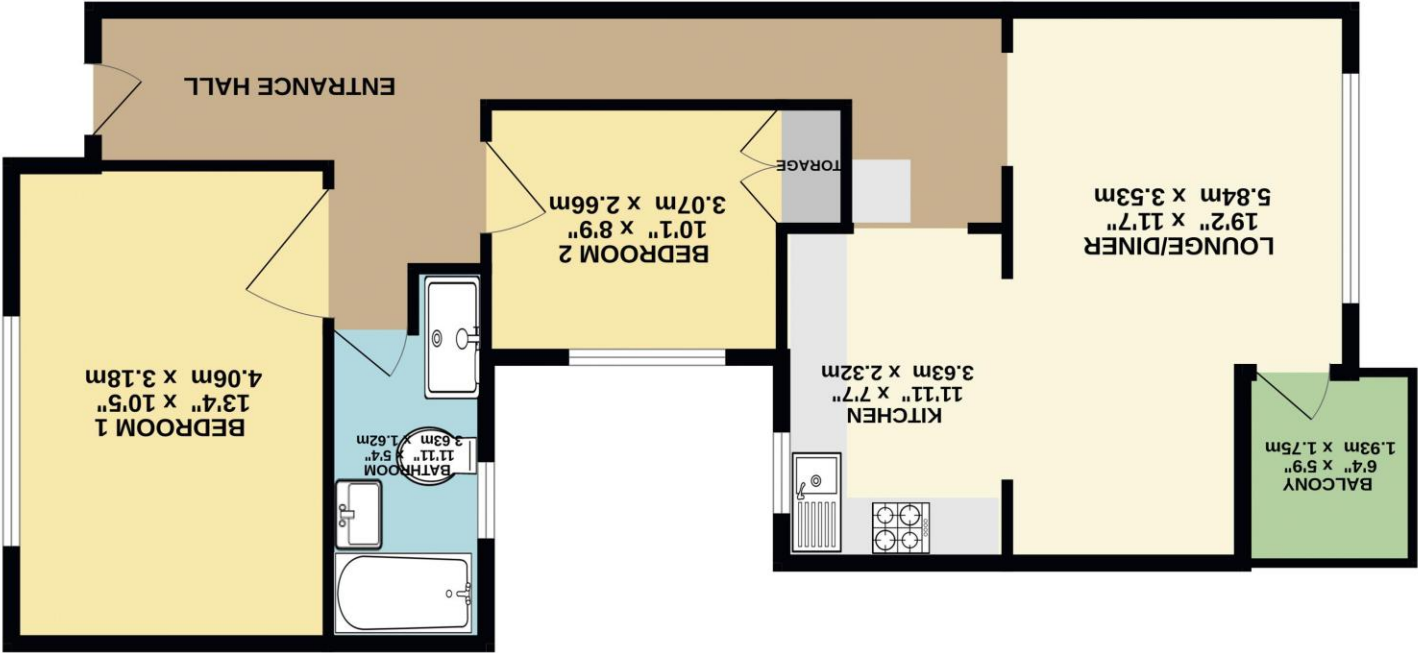
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SECOND FLOOR FLAT



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Estate Agents



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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 Ammenities | 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

