FLAT 3 CAMELLIA COURT
23 GRAND AVENUE
BOURNEMOUTH
BH6 3SY

LEASEHOLD
GUIDE PRICE
£220,000-£230,000

"An immaculate, two double bedroom, first floor flat with residents parking, conveniently located just 220 metres to Southbourne high street and 260 metres to Southbourne cliff tops"

Winkworth

for every step...

GUIDE PRICE £220,000-£230,000

Two Bedrooms
Open Plan Lounge / Kitchen
Modern Kitchen
260 Metres To Southbourne Cliff Tops
220 Metres To Southbourne High Street
Off Road Parking

EPC: C | COUNCIL TAX: B | LEASEHOLD 113 YEARS REMAINING | MAINTENANCE £1500 P/A | GROUND RENT £200 P/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk

Why Grand Avenue?

Grand Avenue is conveniently located in the heart of Southbourne. Southbourne's vibrant high-street is just 220 metres away and has been rejuvenated in recent years to include an array of independent cafés, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch bus and nearby Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 260 meters away where you can admire the views from the Isle of Wight to Old Harry Rock.
Stroll down the zig zag and find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with an array of beach side cafés, bars and restaurants to take in along the way.

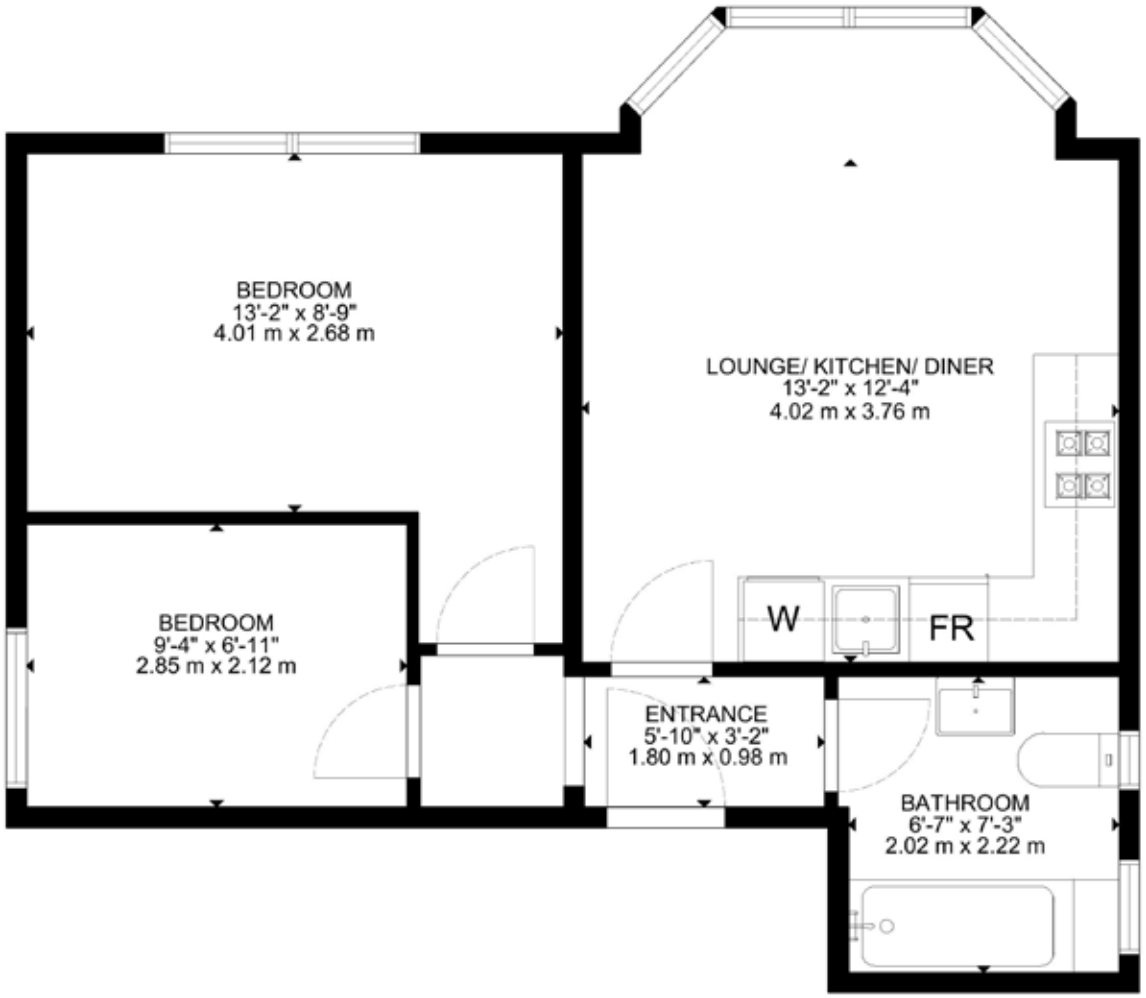
This two bedroom, first floor flat is immaculately presented throughout. The open plan, modern kitchen / lounge enjoys a feature bay window that floods the room with natural light and is fitted with a range of modern cabinets with integrated oven and hob with space and plumbing for appliances with wood effect flooring to complement.

Both bedrooms are double in size and serviced by the family bathroom which incorporates a bath with over head shower and glass shower screen, wash hand basin and wc with wood effect flooring.

Outside, the property is well maintained with a driveway to the front providing residents off road parking.

bathroom

23 Grand Avenue



GROSS INTERNAL AREA
FLOOR 1 : 44 m2, 473 SQ FT
TOTAL: 44 m2, 473 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don t form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Lori Leon
lleon@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

"Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together.
Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university."

Winkworth

for every step...