

FLAT 1
2 BEECHWOOD
AVENUE
BOSCOMBE MANOR
BH5 1LX

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

"An exceptionally well presented one double bedroom ground floor garden flat with its own private entrance just 650 metres to Southbourne beach"

Winkworth

for every step...

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Private Entrance
Double Bedroom
Modern Kitchen/Dining Room
Private Garden
Allocated Parking
650 Metres To Clifftops

EPC: C | COUNCIL TAX: C | LEASEHOLD 92 YEARS REMAINING | MAINTENANCE £2200 P/A | GROUND RENT £150 | PETS & HOLIDAY LETS NOT PERMITTED

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Why Beechwood Avenue?

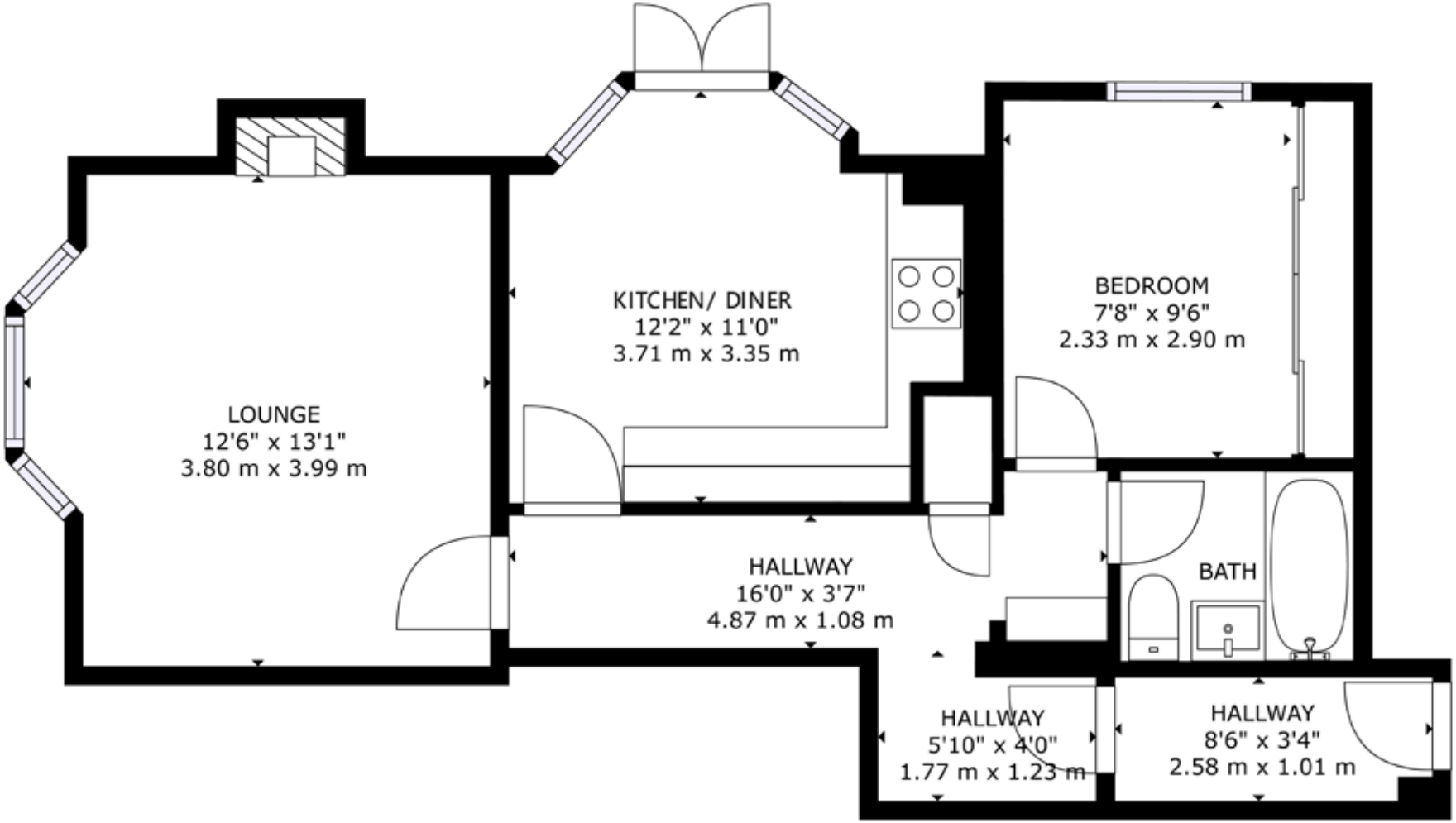
Beechwood Avenue is conveniently located less than a mile from Boscombe high street where you can find shops, café's and the O2 live music venue and approximately a mile to Southbourne high street where you will find independent café's, micro-breweries, shops and restaurants, along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

Southbourne beach is just 650 meters away, enjoying miles of golden sandy beach along with a promenade that stretches from Hengistbury Head through to Sandbanks. There are a number of water sports available or simply sit on the cliff top café and admire the breathtaking views from the Isle of Wight through to Old Harry Rock.

This apartment is very well presented and is accessed via its own private entrance at the side of the building. The spacious lounge is situated to the front and is flooded with natural light from the feature bay window.

The kitchen / diner has a range of storage cupboards, with integrated oven and hob, dishwasher and fridge/freezer with worktops to complement and fully tiled flooring. The kitchen further benefits from double doors leading out to the private garden. This has both an artificial grass and decked area where you can enjoy al fresco dining.

The bedroom is a generous double in size with plenty of space for additional furniture. The family bathroom includes a bath with an overhead shower and screen, vanity unit with built in wash hand basin, WC, fully tiled walls and flooring.



GROSS INTERNAL AREA
FLOOR 1: 539 sq. ft,50 m2
TOTAL: 539 sq. ft,50 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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.







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“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.”

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