



2 SHANNON COURT
26 CASTLEMAIN
AVENUE
SOUTHBOURNE
BH6 5EH

LEASEHOLD
OFFERS IN EXCESS
£220,000

“A ground floor two
double bedroom
apartment with
allocated off road
parking in the heart of
Southbourne”

Winkworth

for every step...

OFFERS IN EXCESS OF £220,000

Two Double Bedrooms
Modern Kitchen
Spacious Lounge / Dining Room
Modern Bathroom
Residents Parking
Ground Floor
Excellent Rental Potential

EPC: C | COUNCIL TAX: B | LEASEHOLD 172 YEARS REMAINING |
SERVICE CHARGE £808 PA | GROUND RENT : PEPPERCORN

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Why Castlemain Avenue?

Castlemain Avenue is situated in the heart of Southbourne just a short distance to bus stops and Southbournes vibrant high street. The property is a ground floor, two double bedroom apartment with off road residents parking.

The open plan long / ding room provides ample space for dining and lounge furniture. The modern kitchen incorporates an integrated oven and gas hob with overhead extractor and space for a range of appliances.

Both bedrooms are generous doubles with space for a range of furniture and are serviced by the family bathroom which includes a bath tub with overhead shower, WC and hand wash basin.

The outside of the property is well maintained. The apartment is accessed via the secure communal door with intercom and has one allocated parking space and is double glazed throughout.

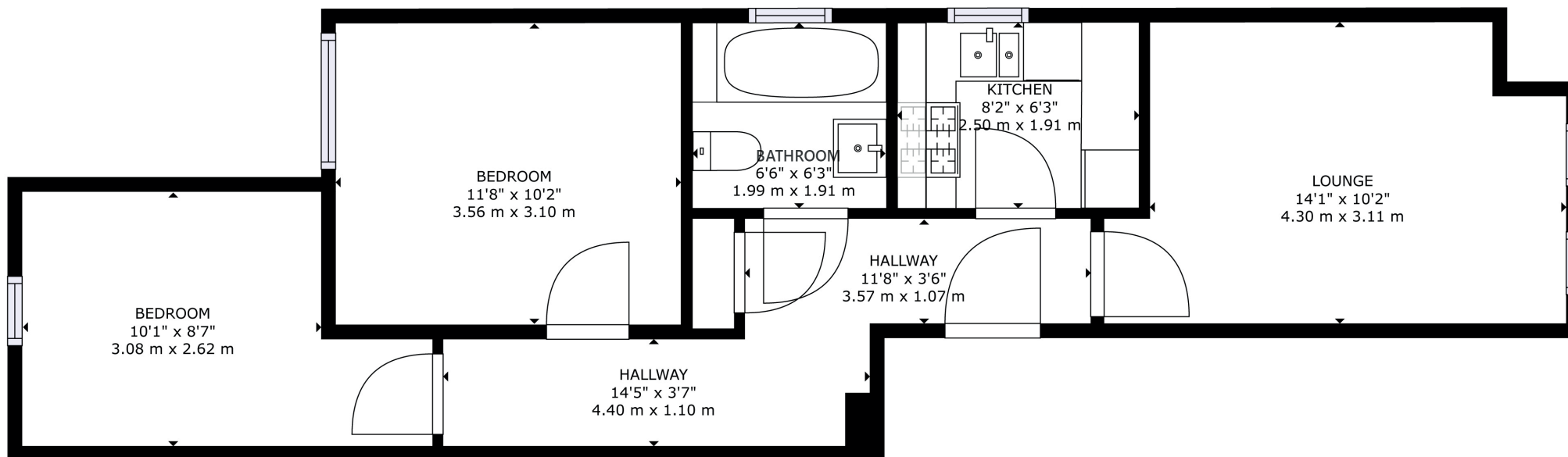
The vendor has recently extended the lease with 172 years remaining and peppercorn ground rent.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.





GROSS INTERNAL AREA
 FLOOR 1: 585 sq. ft, 54 m²
 TOTAL: 585 sq. ft, 54 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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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