



Woodland Avenue, Bournemouth, Dorset, BH5 2DJ

Guide price £325,000

NEW INSTRUCTION IN SOUTHBOURNE, £325,000. Take a look at this well presented ground floor garden apartment located just off the cliff top in Woodland Avenue. Haskell Lodge is a building of only five apartments and is located in a sought after road between Southbourne and the clifftop. It is also a self managed block so this also keeps management costs down. It has two bedrooms, a modern bathroom with white suite and fully fitted kitchen with some integrated appliances. Patio doors leading from the main bedroom at the rear into its own enclosed sunny aspect easy maintenance garden with astro lawn and patio area. There is an allocated parking space conveyed with the property to the front of the building. Double glazed and gas central heating.

Council tax band is B. This would make an ideal FIRST TIME BUY or HOLIDAY HOME. Offered with NO FORWARD CHAIN.



FRONT DOOR AND ENTRANCE HALL

14'1" x 10'4" narrowing to 3'2" (4.30m x 3.16m narrowing to 0.99m)

Communal entrance leading to the apartment being on the ground floor. Wooden door. L Shaped entrance hall with Smooth emulsion painted ceiling. Radiator. Wall mounted handset for the security entry system. Doors to all rooms. Solid wood flooring. Neutral white decor to the walls. Ceiling lighting.

LOUNGE

14'2" x 11'11" (4.33 x 3.65)

Wooden light wood colour door leading from the entrance hall into this spacious lounge room with front facing aspect. White emulsion painted ceiling. Double glazed bay window to the front aspect with wooden slatted window blinds fitted. Radiator. Solid wood flooring. Ceiling lighting. Light switch, Plug sockets and TV socket.

KITCHEN

8'3" x 5'11" (2.53 x 1.81)

Light wood colour wooden door leading from the entrance hall into this modern fitted kitchen. Smooth emulsion painted ceiling, part tiled and part emulsion painted walls and fitted flooring. Double glazed window to side aspect overlooking the drive. A range of wall, base and drawer units with metal handles and laminate worktops. ceiling lighting and under cupboard lighting. Stainless steel one and half bowl sink with drainer and mixer tap. Four ring gas stainless steel hob with controls. Stainless steel Electric oven with handle and controls. Extractor fan. Integrated fridge freezer, integrated washing machine. Wall mounted boiler.

BEDROOM ONE

11'11" x 10'8" (3.65 x 3.26)

Light wood colour wooden door leading from the entrance hall into this lounge reception room with rear facing aspect overlooking the rear garden. White Smooth set ceiling. Two double glazed patio doors both opening onto the rear garden. Double glazed window to rear aspect and double glazed window to side aspect. Built in meter cupboard. Double panelled radiator. Solid wood flooring. Ceiling lighting. Light switch, plug sockets and TV socket.

BEDROOM TWO

8'11" x 8'3" (2.74 x 2.53)

Light wood colour wooden door leading from the entrance hall into this bedroom with side aspect currently used as a dressing room. Smooth emulsion painted ceiling and emulsion painted walls. Double glazed window to the side aspect. Radiator. Solid wood flooring. Light switch and plug sockets.

BATHROOM

Light wood colour wooden door leading from the entrance hall into the bathroom. Smooth emulsion painted ceiling. White Suite comprising panelled bath with shower over and chrome effect fittings, glass shower screen. Low level w.c. with flush and pedestal wash hand basin with base cupboard and with chrome effect fittings. Part tiled walls with decorative border tiles and fitted flooring. Extractor fan. Ceiling lighting. Tiled flooring.

GARDEN

A feature of this apartment is the private enclosed rear garden with wooden gate giving access to the parking area with one allocated parking space. It has a sunny aspect patio area and astro style lawn for easy maintenance. A great place to sit and chill on a summers evening. There is also a residents shared brick built building.

TENURE

Tenure:- 103 years from March 2004.

Ground Rent:- £200.00 per annum

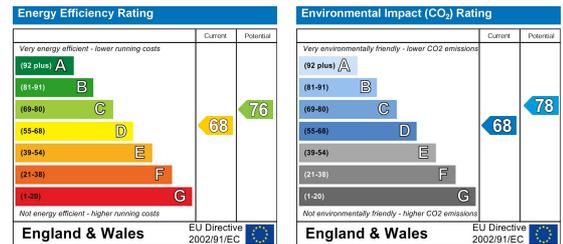
Maintenance Charges:- Self Managed Block with annual charges of £1380.00 Per Annum.





Total area: approx. 49.5 sq. metres (532.6 sq. feet)

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD