

Slades

Spacious and very well presented this fully modernised apartment is set in a highly sought after road and benefits from a private rear garden, sun room and terrace, share of garage and the freehold to building. This home must be internally viewed!

**Leigham Vale Road,
Southbourne, Bournemouth, Dorset BH6 3LR**



PRICE: £300,000

**Viewing: By appointment only via Slades Estate Agents:
Open for viewing 7 days a week!**

Tel: (01202) 428555 or email: enquiries@sladessouthbourne.co.uk

Directional Note: From our office in Southbourne proceed towards Christchurch turning left into Carbery Avenue and first right into Leigham Vale Road.

Slades are delighted to offer for sale this superbly presented apartment which is set in the highly sought after Leigham Vale Road, a quiet road which is ideally located being central to the popular Southbourne Grove and Tuckton High street with the areas golden sandy beaches also within a reasonable walking distance.

Modernised by the current owners who have paid attention to detail using high quality fittings the property gives a luxury feel with low energy downlighters in most rooms, contemporary brushed steel light/power points, attractive wood doors and a range of high quality floor coverings. The property benefits from Upvc double glazing throughout and gas central heating making it ready for immediate occupation.

Set on the first floor the property is accessed via a private set of steps leading externally from the driveway to the first floor. Upon reaching the first floor a private terrace of approximately 16' x 10' overlooks the front gardens and benefitting from a Southerly aspect enjoys a great deal of sun, the perfect place for a morning coffee or casual al-fresco dining.

Accessed from the terrace a private front entrance leads through to a good sized sun room offering a flexible space with windows overlooking the terrace and gardens. A further door then leads to a formal entrance hall with attractive doors leading to all rooms, a hatch giving access to loft space and two built in cupboards one of which also having plumbing for a washing machine.

The lounge overlooks the front of property with three windows providing a wealth of natural light and an additional window taking further borrowed light from the sun room. The kitchen/diner overlooks the rear of property with a Juliet balcony having a delightful elevated view over the rear gardens and neighbouring homes. Fitted with a range of modern kitchen units in a horseshoe style the room offers plenty of cooking and dining space and is fitted with a range of appliances to include separate under-counter fridge and freezer, dishwasher, fan assisted oven and electric hob which has a stainless extractor fan over. Finished with a fully tiled floor this really is a delightful room.

The property offers two double bedrooms both of which overlook the rear gardens. The master bedroom is a particularly generous room benefitting from a recessed double wardrobe with lighting inset and an en-suite shower room. The shower room has a frosted side aspect window and has been luxuriously fitted with fully tiled walls and floors, a low level WC, hand wash basin and walk in shower cubicle with a rain style shower head over and wall mounted mixer valve, there is also a heated towel rail.

The family bathroom has been fitted to an equally luxurious standard with part tiled walling, fully tiled flooring and a modern fitted suite comprising a low level WC, hand wash basin and stand alone double ended bath with freestanding mixer taps and hand held shower attachment. There is a side aspect frosted window and a heated towel rail.

Outside, to the front of property a shared driveway provides off road parking, the left hand side of the driveway being conveyed with the subject apartment. The driveway in turn leads to a double garage which is fitted with power and light with an electrically operated roller door, again this is shared with the ground floor apartment, the left hand side being conveyed to the subject property.

A pathway to the side of property leads to the properties private rear garden, this is currently not fenced in but is in effect the far rear of the garden extending from the slabbed pathway as evident in our photographs and on viewing. The garden is laid in the main to lawn with mature shrub borders and houses a wooden storage shed. We are informed the garden extends a little beyond the evergreen hedge to rear although this area slopes.

As well as all the above and being superbly presented throughout the property is also being with the freehold to building! This home does therefore really have it all and simply must be viewed to be appreciated in full. Please book your appointment today, we are sure you will not be disappointed!

Approximate room sizes are as follows;

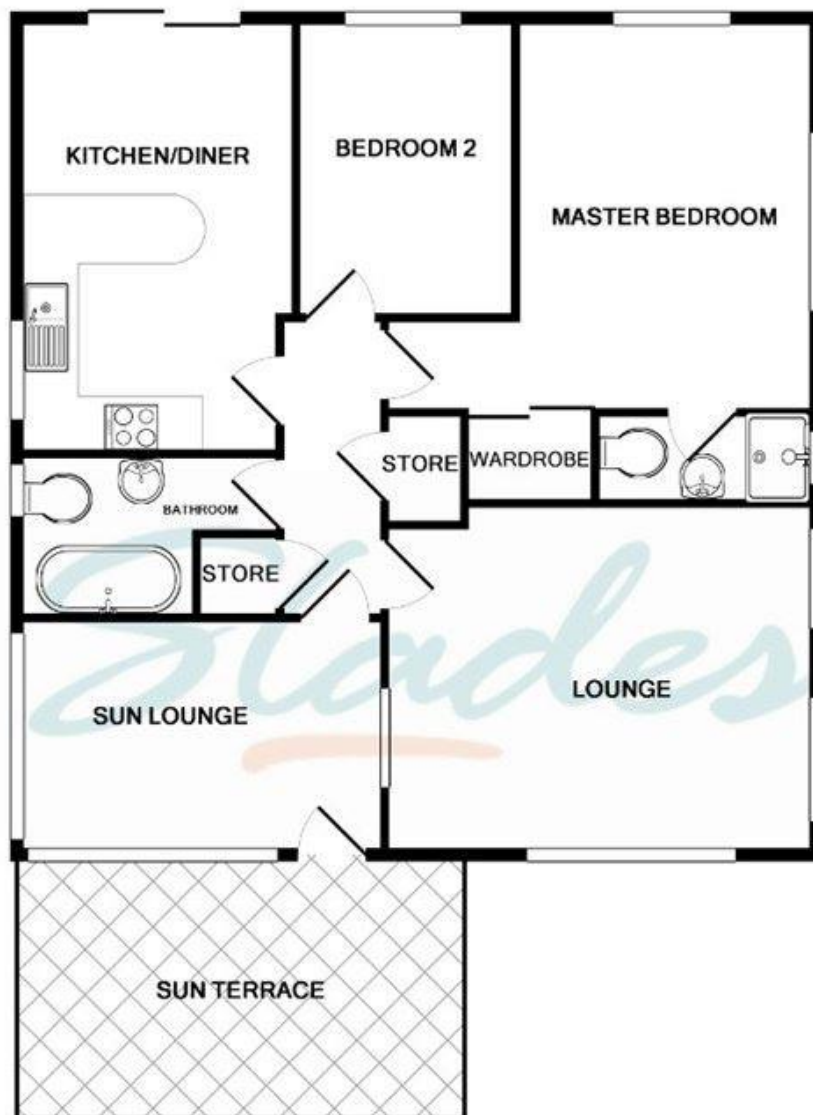
Sun Lounge: 13'4 x 8'6 (4.06m x 2.59m)

Formal Lounge: 15'7 x 12'8 (4.75m x 3.86m)

Kitchen/dining room: 15'9 x 9'10 (4.8m x 3m)

Master bedroom: 14'8 x 10'10 (4.47m x 3.3m)

Bedroom two: 10'10 x 7'11 (3.3m x 2.41m)



TOTAL APPROX. FLOOR AREA 81.2 SQ.M. (874 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision. **DATA PROTECTION ACT 1998** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 