

**Spacious, Beautifully Presented 2-Bedroom Ground Floor Flat near to clifftop**

**Tenure: Share Of Freehold**

**Approx 80 sq metres (861 sq ft)**

**Flat 4 Twynham Court, 51 Twynham Road,  
Bournemouth, BH6 4AN**

**Price £299,950**

- Exceptionally Spacious Entrance Hall
- Lounge overlooking communal gardens
- Superb Kitchen/Diner
- 2 Double Bedrooms
- Quality Bathroom with Shower
- New Carpets & Vinyl Flooring Throughout
- Gas Central Heating & PVCu Double-Glazing
- Pristine Condition
- Lock-Up Garage
- Extensive Communal Gardens
- Close to Clifftop & Beaches
- Shops & Services all on the door step!

Beautifully presented, spacious ground floor purpose-built flat, occupying an ideal location near to local amenities and within walking distance of Southbourne clifftop & golden sandy beaches. Close by you will find the high street of Southbourne, an eclectic array of shops, cafes and restaurants. The flat has undergone a major refurbishment by the current owners including re-plastering, a superb kitchen/diner and fabulous bathroom with shower. The property offers well-planned accommodation with generous room dimensions and enjoys bright and airy rooms overlooking the well tended communal gardens. Viewing Recommended!

**Accommodation and approximate room sizes:**

- **Exceptionally Spacious Hall:** Large cloaks/storage cupboard.
- **Lounge:** A bright double aspect room with generous space for lounge suite. Inset LED lighting.
- **Kitchen/Diner:** A stunning, recently installed high quality kitchen with an excellent range of floor & wall cupboards plus useful pan drawers with laminate zen-crystal work surfaces giving that perfect finish. Built-in oven, hob & cooker hood. Integrated dishwasher & fridge/freezer with space for washing machine & tumble dryer. Cupboard housing gas combination boiler.
- **Bedroom 1:** Ample double-sized bedroom. Modern built in wardrobes with mirror fronted sliding door.
- **Bedroom 2:** Ample double sized room.
- **Luxury Bathroom:** Recently installed bathroom comprising panelled bath with mixer tap. Vanity wash basin & WC. Separate Shower cubicle with thermostatic shower.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Led Lighting**
- **Delightful Communal Gardens & Lock-Up Garage.**
- **Leasehold:** 999 years from 1969 & share of freehold
- **Ground Rent:** Peppercorn
- **Service Charge:** approx £2290 p/a paid half yearly.
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



Fitted Kitchen



Fitted Kitchen



Lounge



Lounge



Dining Area



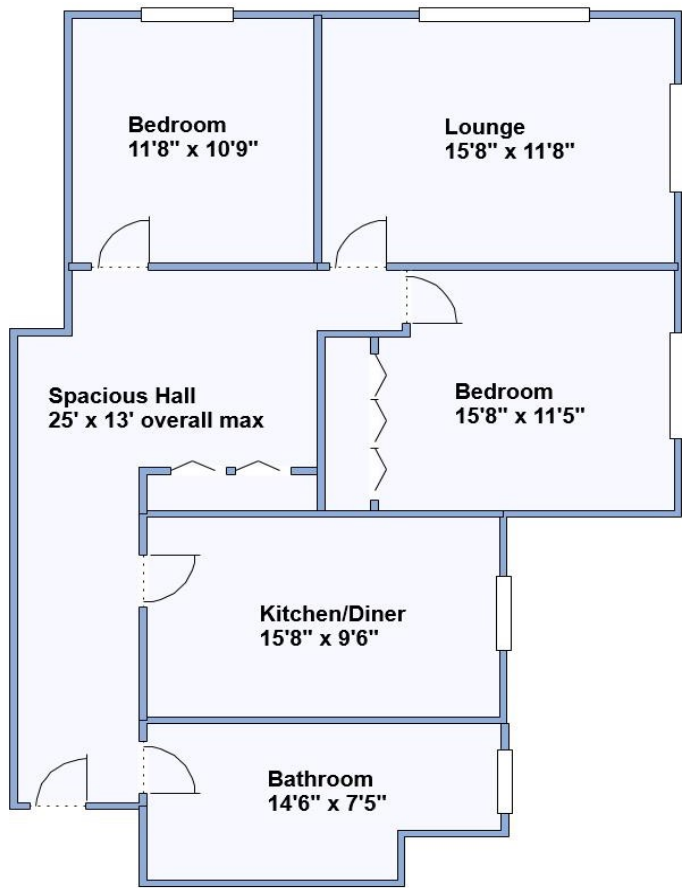
Conservatory



Entrance Hall



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04831



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

