



**Southern Road
Bournemouth
Dorset
BH6**

Offers In Excess Of £245,000

bettermove

Southern Road Bournemouth

Bettermove are proud to present this 2 bedroom flat in Bournemouth, situated on the Southbourne Overcliff, available with no forward chain.

The property is currently tenanted and it can be sold tenanted or vacant on possession. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is C.

This is a part freehold, part leasehold property with 990 years remaining on the lease; The service charge is £1366.00, half yearly.

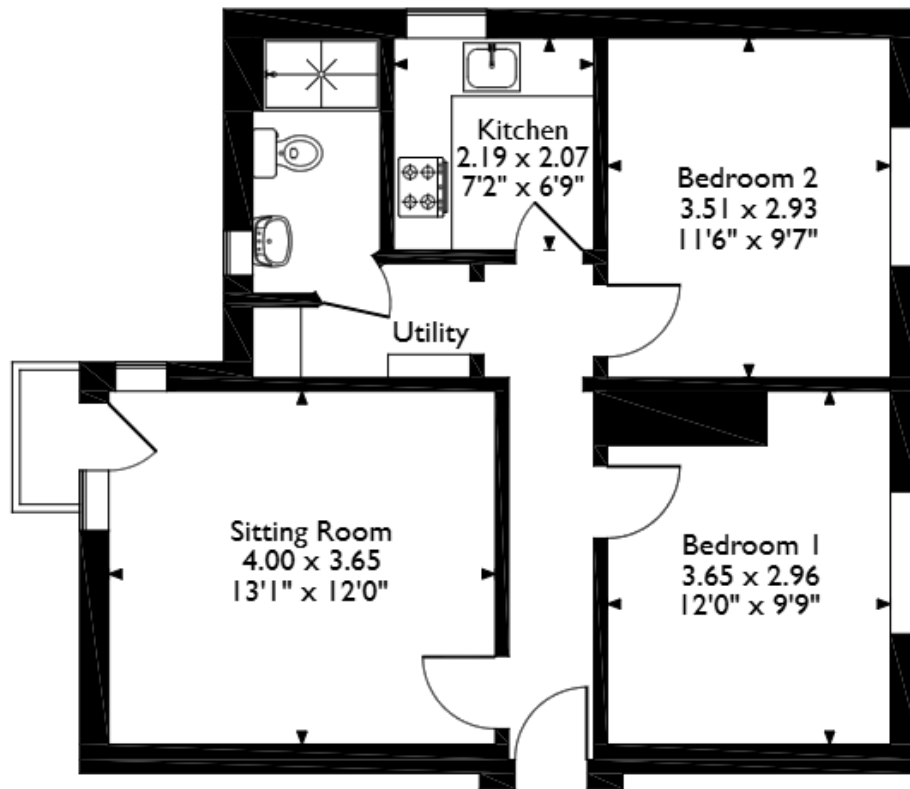
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, two double bedrooms and the family bathroom.

Located in the popular town of Southbourne Grove, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a 2 minute walk to the beach. Excellent transport connections can be found from Pokesdown train station (0.8 miles), a variety of bus routes and quick access to the A338.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Southern Road, Bournemouth
 Approximate Gross Internal Area
 54 Sq M/581 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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