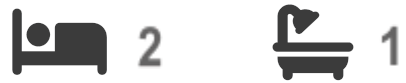






# Close to beach - Reefside, Florence Rd



Clarkes are delighted to offer for sale this recently modernised, very well presented two bedroom flat.

Situated in a fantastic location, the property is only minutes from Bournemouth's award winning beaches and within close proximity to Southbourne, which offers many independent eateries, shops and pubs and Bournemouth town centre.

**HALLWAY** A welcoming and light filled modern hallway with freshly painted walls and pendant lighting with a laminate floor throughout. Further benefiting a built in storage cupboard.

**OPEN PLAN LIVING AREA** The generous, inviting and sunlit room benefits a large front aspect double glazed bay window, laminate flooring, painted walls and ceiling with coving and pendant lighting. The kitchen is located along the rear of the room and comprises wooden effect base and wall units with laminate top and tiled splash backs with feature mirrored panel. Further offering an integrated oven, gas hob with extractor and space for a dishwasher and washing machine. There is ample room for a dining table and chairs and a living room suite.

**BEDROOM ONE** A fresh and modern double bedroom with double glazed window, laminate flooring, painted walls, pendant lighting radiator and power points.

**BEDROOM TWO** A single room with double glazed window, vinyl floor, radiator, painted walls and ceiling with pendant lighting.

**BATHROOM** The sleek and contemporary bathroom comprises a white WC, white gloss vanity unit with basin, bath with shower screen and mixer shower and heated towel rail. Further offering tiled walls and painted ceiling with ceiling light.

**OUTSIDE** Offers allocated parking for one vehicle. Tenure notes: Leasehold - 74 years remaining - Maintenance & GR - £1410.00 pa Council tax band B

**2 BEDROOMS**

**CLOSE TO BEACH**

**REFURBED**

**ALLOCATED PARKING**

**NO FORWARD CHAIN**

**LOW GR AND MAINTENANCE**

**OPEN PLAN LIVING**



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**Guide Price £200,000**

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.