



Anglo City House, Bournemouth, Dorset

1 bed 1 sofa 1 kitchen

Asking Price £142,000



Corbin & Co are delighted to offer for sale a charming one-bedroom flat in Anglo City House, Lansdowne Road, Bournemouth, located on the third floor, where modern living meets comfort and convenience. This delightful one-bedroom flat is set over two levels, nestled in the heart of Bournemouth at BH1, offers an ideal opportunity for first-time buyers, young professionals, or investors seeking a prime location property.

The flat boasts a spacious and inviting open-plan living area, perfect for relaxing or entertaining guests. Large windows flood the room with natural light, creating a warm and airy atmosphere while the exposed brickwork wall gives an industrial feel. The modern kitchen area is equipped with ample storage, integrated fridge/freezer, oven, hob and stainless steel cooker hood over, making meal preparation a breeze. Its contemporary design seamlessly integrates with the living space, enhancing the open-plan feel.

A generously sized double bedroom provides a peaceful retreat, complete with an en-suite shower room ensuring a touch of luxury to your daily routine. Additional Features: The property includes secure entry phone system. Location: Situated in the vibrant and bustling area of Lansdowne, this property benefits from being in close proximity to Bournemouth's city center.

Enjoy easy access to an array of shops, cafes, restaurants, and entertainment venues, as well as excellent transport links including Bournemouth Railway Station and major bus routes. Why You'll Love This Property: This one-bedroom flat is more than just a place to live; it's a lifestyle choice. Its prime location in Bournemouth offers the best of city living, with the beach just a short walk away.

Whether you're looking for a permanent residence or investment, Anglo City House provides a perfect blend of urban convenience and coastal charm. Don't miss the opportunity to make this exceptional property your new home. Contact Corbin & Co Estate Agents today on 01202 519761 to arrange a viewing.





THIRD FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 365 sq.ft. (33.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 02024.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	73	78

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

🏠 Corbin & Co, 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

✉️ sales@corbinandco.com

