



**Greenways Avenue, Bournemouth, Dorset**

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**Asking Price £265,000**





Corbin & Co are pleased to offer for sale this charming and spacious first-floor apartment located in the sought-after Muscliff area of Bournemouth. This purpose-built residence offers a perfect blend of comfort, convenience, and style, making it an ideal choice for families, professionals, and investors alike.

#### Key Features:

**Private Entrance:** The property benefits from its own private entrance, ensuring a greater sense of privacy and exclusivity.

**Front Garden:** A generously sized front garden provides a welcoming and pleasant outdoor space, perfect for gardening enthusiasts or for enjoying the fresh air.

**Garage:** The single garage located at the rear of the property offers secure parking and additional storage space, a valuable asset in this popular neighborhood.

**Cul-de-Sac Location:** Nestled in a peaceful cul-de-sac, the apartment offers a tranquil living environment while still being within walking distance to local shops, amenities, buses, and schools catering to all age groups.

#### Interior Layout:

Upon entering the property from the ground floor, you are greeted by an entrance hall with stairs rising to the first-floor landing. This bright and airy space leads to all areas of the accommodation, creating a harmonious flow throughout.

**Lounge/Diner:** The spacious lounge/diner is bathed in natural light, providing a welcoming ambiance for both relaxation and entertainment. With ample room for a variety of living and dining furniture, this space is perfect for hosting family gatherings or cozy nights in.

**Kitchen/Breakfast Room:** The modern kitchen/breakfast room is well-equipped with extensive storage solutions, a convenient breakfast bar, and integrated stainless steel appliances including an oven, hob, and cooker hood. This area is designed for both functionality and style, making meal preparation a pleasure.

**Bedrooms:** The apartment boasts two double bedrooms, each featuring built-in wardrobes that offer ample storage space. The master bedroom, positioned at the front aspect, and the second bedroom, located at the rear, both provide comfortable and serene retreats.

**Family Bathroom:** The contemporary family bathroom is designed with modern fixtures and fittings, ensuring a luxurious and refreshing experience.

#### Outside Space:

In addition to the front garden, the property includes a small strip of rear garden, providing a private outdoor area that complements the indoor living spaces.

#### Location:

Situated in the desirable Muscliff area, the property enjoys close proximity to a range of local amenities, including shops, cafes, and public transport links. The property is also within walking distance to reputable schools catering to all age groups, making it an excellent choice for families. The quiet cul-de-sac setting enhances the appeal, offering a peaceful retreat from the hustle and bustle of everyday life.

#### Summary:

This delightful first-floor apartment combines modern living with a convenient location, making it an ideal choice for individuals, couples, or small families looking for a new place to call home. Don't miss the opportunity to make this wonderful property your own. Call us on 01202 519761 to book an appointment to view.

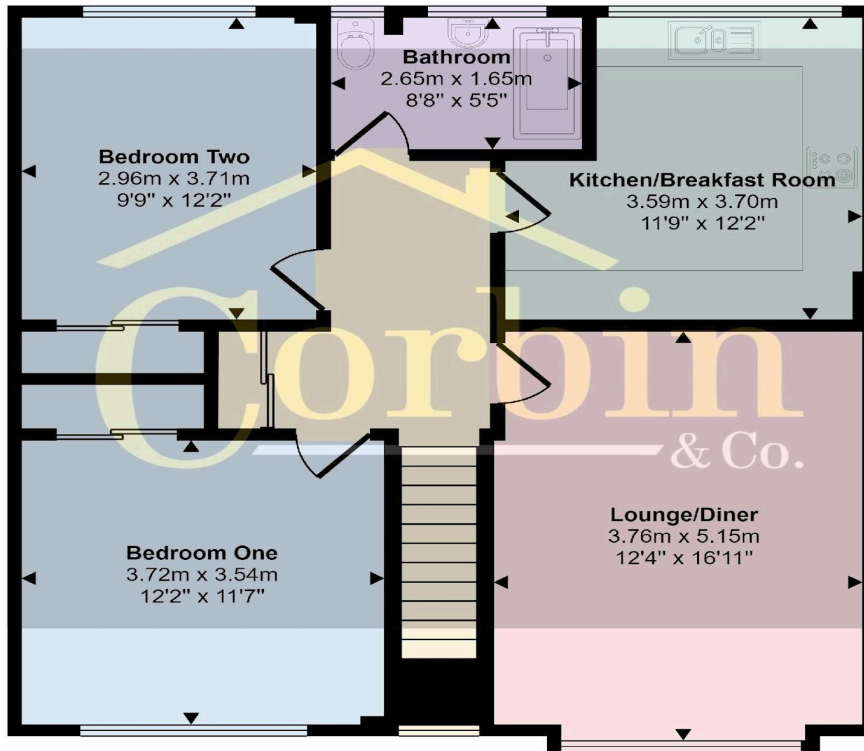








Approx Gross Internal Area  
76 sq m / 816 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.



## 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



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