

Slades

A newly built luxury ground floor apartment which is now complete and ready for immediate occupation. With two double bedrooms, spacious living accommodation and bi-folding doors leading to a Southerly patio this is a must see home

Foxholes Road, Southbourne, Bournemouth, Dorset BH6 3AS



PRICE: £319,950

**Viewing: By appointment only via Slades Estate Agents:
Open for viewing 7 days a week!**

Tel: (01202) 428555 or email: enquiries@sladessouthbourne.co.uk

Rastgarth is a new purpose built development of just eight lift serviced apartments set within a popular Southbourne location which gives easy access to local shops, bus routes and the areas award winning golden sandy beaches. The beauty spot of Hengistbury Head is only a short distance away and the thriving Southbourne Grove with its diverse range of eateries and shopping facilities is also within easy striking distance.

Apartment 2 is set on the ground floor with front and side aspects. It has direct access via bi-folding doors on to a private southerly patio which in turn leads on to an attractive area of enclosed communal garden.

The kitchen is open-plan to the living area consisting of a range of soft closing gloss handle-less eye level and base units set above and below the complementing wood effect roll edge work surfaces. The room is spacious and bright benefiting from Bi-fold doors onto the patio garden as well as a further two windows to the front aspect.

There are a range of built in appliances consisting of an upright 70/30 fridge/freezer , dishwasher, washer/dryer, induction hob and electric oven.

Both bedrooms are doubles, with the master benefiting from a well finished fully tiled En-suite shower.

The family bathroom consists of a high quality three piece suit to include a vanity wash hand basin, low level flush WC and a panel/tile enclosed bath with wall mounted shower attachment above.

Further benefits include full UPVC double glazing, GFCH via a gas combination boiler, brand new 125 year lease and an allocated **under-croft parking space.**

Approximate room sizes are as follows:

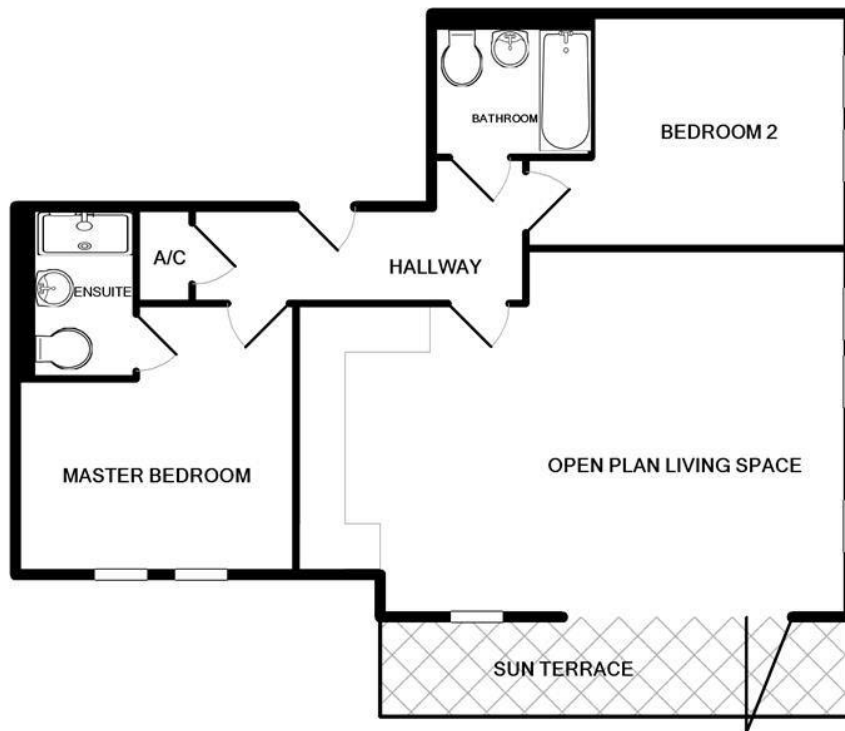
KITCHEN/LOUNGE/DINER: 23'9 x 16'8 max (7.24m x 5.08m max)

BEDROOM 1 : 11'11 max x 11'8 (3.63mmaxx 3.56m)

EN-SUITE

BEDROOM 2: 14' max x 10'7 (4.27m max x 3.23m)

BATHROOM: 6'8 x 6'5 (2.03m x 1.96m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 