

FOR SALE

Flat 6 Exeter Grange, Exeter Park
Road, Bournemouth, Dorset BH2
5AZ



PHILIPPA SOLE



£250,000

Spacious 2 double bedroom apartment

Bournemouth town centre location

Allocated parking space

Open-plan lounge/dining room

No forward chain

Direct access to Bournemouth's Lower Gardens

Lift and stairs to all floors

Perfect buy to let investment

Council Tax Band B - £1670.48

Service charge £1,700

Share of Freehold

About this property

A beautifully, spacious and character filled 2 bedroom apartment in the heart of Bournemouth, offering sea glimpses and just a short walk from the award winning Bournemouth beach. With its direct access to Bournemouth's Lower Gardens, this property combines the best of town-centre convenience and coastal tranquillity, making it a perfect investment or holiday home opportunity.

This charming apartment, built in 1903, is located on the second floor of a well-maintained building, offering the added convenience of lift access to all floors. The property features a generously sized 35 sq m lounge, providing far-reaching sea glimpses that create a serene atmosphere. Both double bedrooms also enjoy sea glimpses, enhancing the apartment's appeal as a relaxing retreat. The bright bathroom benefits from two windows, filling the space with natural light, while the kitchen includes a walk-in larder cupboard, offering plenty of storage space. Outside, the apartment comes with allocated off-road parking and access to communal gardens, which feature a secure gate that leads directly into Bournemouth's picturesque Lower Gardens. This unique setting allows residents to enjoy the convenience of town-centre living while feeling connected to nature. The bustling amenities of Bournemouth are just a short stroll away, including a cinema complex and a variety of dining and entertainment options. With 936 years remaining on the lease and no onward chain, this apartment presents a rare opportunity to secure a prime position in one of Bournemouth's most desirable locations.

Location

The property is situated close to Bournemouth Railway Station, providing connections to London and other major destinations, also within reach of Bournemouth Airport for national and international travel. The apartment offers an exceptional coastal lifestyle in a vibrant town centre setting.





Second Floor
Approx. 84.9 sq. metres (914.2 sq. feet)



Total area: approx. 84.9 sq. metres (914.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		77	81

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