

The Citrus Building

24 Madeira Road, Bournemouth BH1 1AR

£240,000 Leasehold

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Property Summary

A modern two bedroom, two bathroom apartment situated on the first floor of this unique and contemporary property in central Bournemouth. This spacious property has been finished to a high standard with a large balcony offering far reaching treetop views and an allocated off road parking space.



Key Features

- Spacious first floor apartment
- Contemporary open plan living space
- Well appointed kitchen
- Two double bedrooms
- Balcony with tree top views
- Lift & stairs access to all floors
- One allocated parking space
- Sought after Bournemouth Town Centre Location
- Chain free



About the Property

Constructed in 2015, The Citrus Building comprises 61 apartments and a commercial unit and is located in a prime position close to shops, restaurants and bars and a short walk away from the beautiful Bournemouth Gardens and award-winning sandy beaches.

The apartment benefits from a large, welcoming hallway, with ample storage cupboards, and an open-plan lifestyle room with doors leading to a generously sized balcony with calming treetop views over Bournemouth, a modern kitchen and two good-sized bedrooms.

The high-gloss kitchen is fully fitted and features Silestone work surfaces and SMEG integrated appliances.

Two bedrooms, one with an ensuite, and a family bathroom complete the accommodation.

On the ground floor, you'll find a secure bike lock-up storage area with a secure allocated parking space located to the rear of the building.

Tenure: Leasehold - Lease length is 150 years with 138 years remaining

Service charge is £2500 per year and ground rent £350

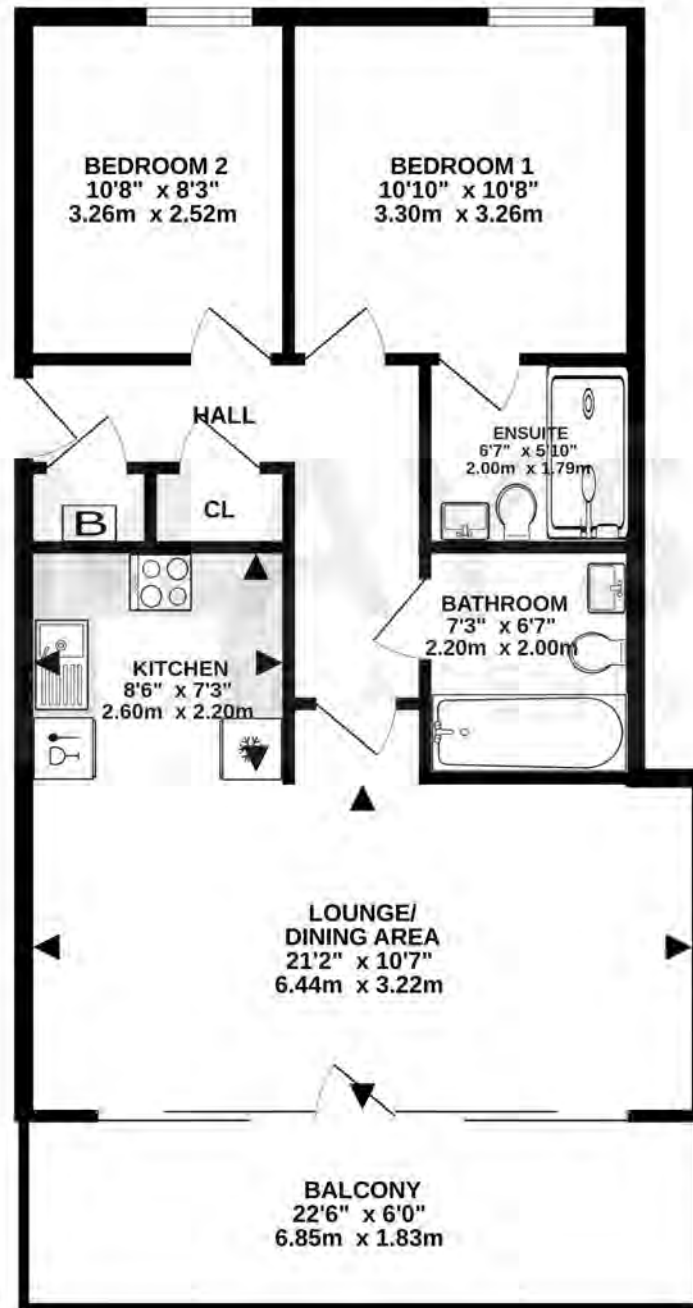
Council Tax Band: D

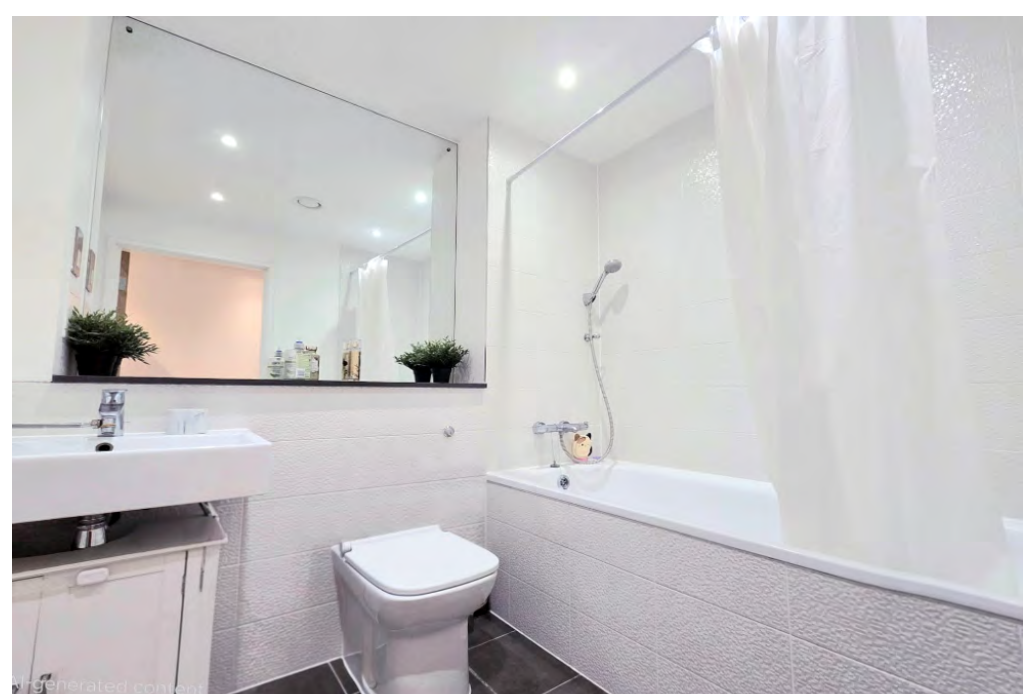


INCLUDING BALCONY

TOTAL FLOOR AREA: 804 sq.ft. (74.7 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.
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About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex.

Transport communications are excellent with the mainline railway station at Bournemouth providing direct services to London Waterloo while the nearby M27 ensures convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are easily accessible, and Poole Harbour's ferry terminal offers regular crossings to the Channel Islands and mainland Europe.

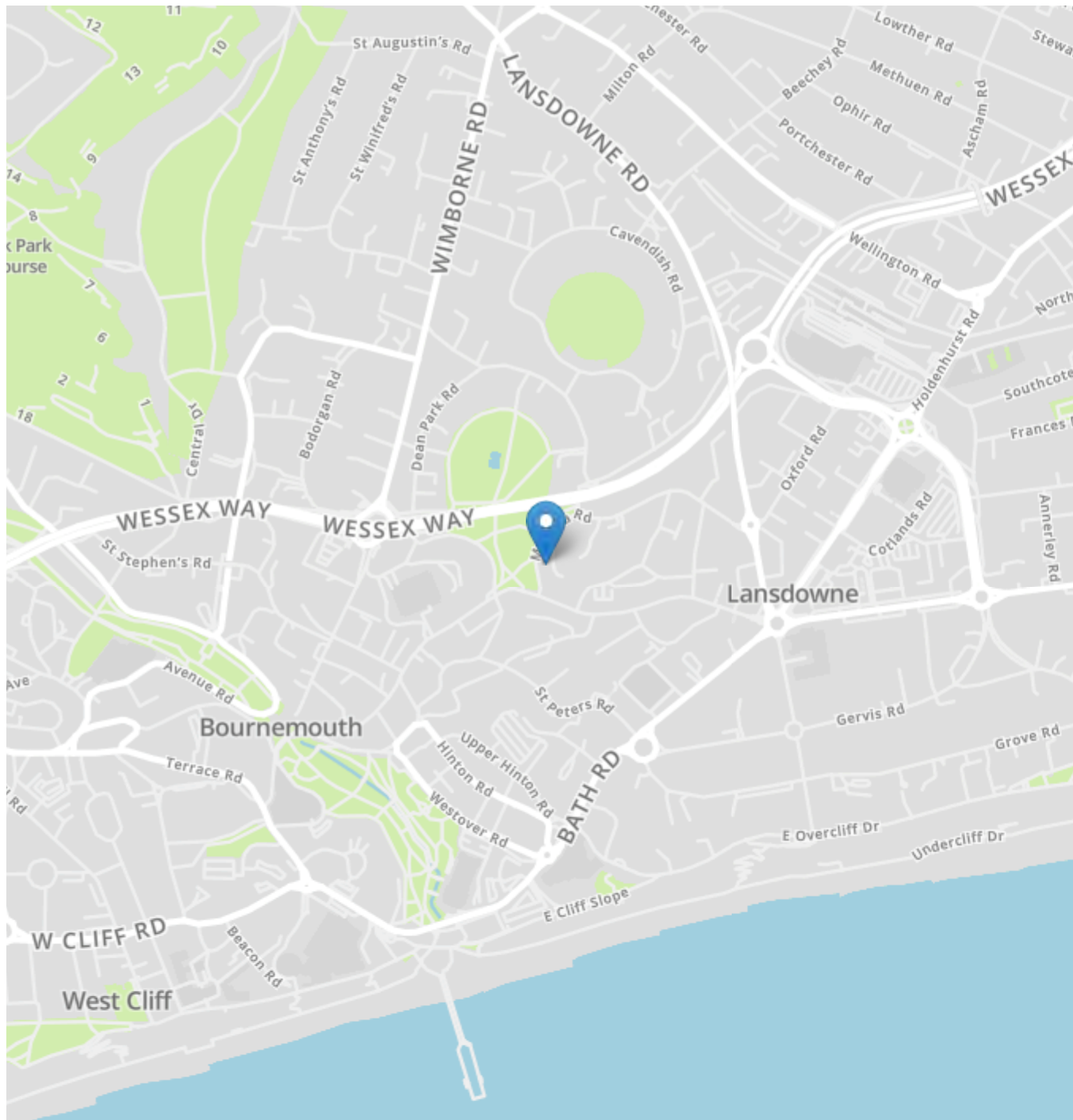


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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