



Floor Plan



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**Flat 5, Camellia Court, 23 Grand Avenue, SOUTHBOURNE, Dorset BH6 3SY**

**£235,000**

**The Property**

Brown and Kay are pleased to market this two bedroom top floor apartment located within reach of Southbourne beaches. The property is well presented and benefits from an open plan lounge/kitchen, two bedrooms and shower room, there is also the added benefit of a parking space.

**COMMUNAL ENTRANCE HALL**

Secure entry through to the communal hallway with stairs to the top floor.

**ENTRANCE HALLWAY**

Access to loft, storage cupboard housing boiler.

**OPEN PLAN LIVING/KITCHEN AREA**

16' 7" x 14' 2" (5.05m x 4.32m) Living Area - double glazed front aspect window, radiator. Kitchen Area - Fitted kitchen area to include one and a half bowl sink unit, work surface with space and plumbing for washing machine, range of wall and base units, inset hob with filter above and oven below, space for fridge/freezer, space for table and chairs.

**BEDROOM ONE**

11' 9" x 9' 7" (3.58m x 2.92m) Double glazed rear aspect window, radiator, sloped set ceiling.

**BEDROOM TWO**

9' 7" x 9' 6" (2.92m x 2.90m) Double glazed rear aspect window, radiator, sloped set ceiling.

**SHOWER ROOM**

Double glazed side aspect window, low level w.c., pedestal wash hand basin, and shower cubicle. Eaves storage.

**ALLOCATED PARKING**

The property has the benefit of an allocated parking space.

**TENURE - LEASEHOLD**

Length of Lease - 125 years from 31st January 2011

Maintenance - £1,236.50 is payable twice a year

Ground Rent - £200 per annum

**COUNCIL TAX - BAND TO BE CONFIRMED**