



Investment Opportunity  
Bournemouth, BH5





# Guide Price £210,000

## Bournemouth, BH5

**Avalon Estates** - A first floor 2 Double Bedroom apartment, which is presently Let and would make an ideal addition to an existing portfolio or for anyone who is looking to start one. Offered in excellent condition throughout. This spacious apartment is located in the sought after residential area of Boscombe Spa. Viewing is highly recommended.



### Entrance Hallway

Smooth plastered ceiling with inset spotlighting, wall mounted phone entry system, built in storage cupboard, 1 x radiator, doors off to all accommodation.

### Kitchen

Kitchen Area - Fully integrated with all appliances, Smooth plastered ceiling with inset spotlighting, two double glazed windows to side aspect, a range of wall and base mounted storage units, roll top work surface with 4 burner gas hob inset, electric oven under and stainless steel extractor hood over. 1 inset one and a half sink with draining board and mixer tap over. A breakfast bar, part tiled walls and tiled floor. Lounge/Dinning Area Smooth plastered ceiling with inset spotlighting, double glazed window to side aspect, TV and Telephone point, access to South facing balcony.

### Balcony

Enclosed on two sides with a decorative wrought iron railing to the front. Wall mounted light point. Fully tiled floor.

### Bedroom One

Smooth plastered ceiling, ceiling light point, double glazed window to side aspect. 1 x Radiator, TV point. Double glazed door giving access to the balcony. Door into

### En-Suite

Smooth plastered and coved ceiling with inset spotlighting, ceiling mounted extractor fan. A shower cubicle with plumbed shower, LLWC, pedestal hand wash basin. Wall mounted ladder style radiator. Part tiled walls.

### Bedroom Two

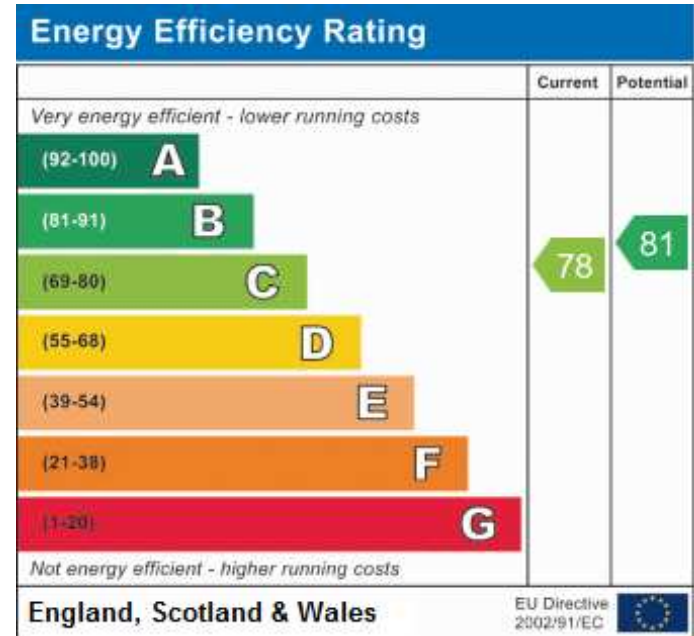
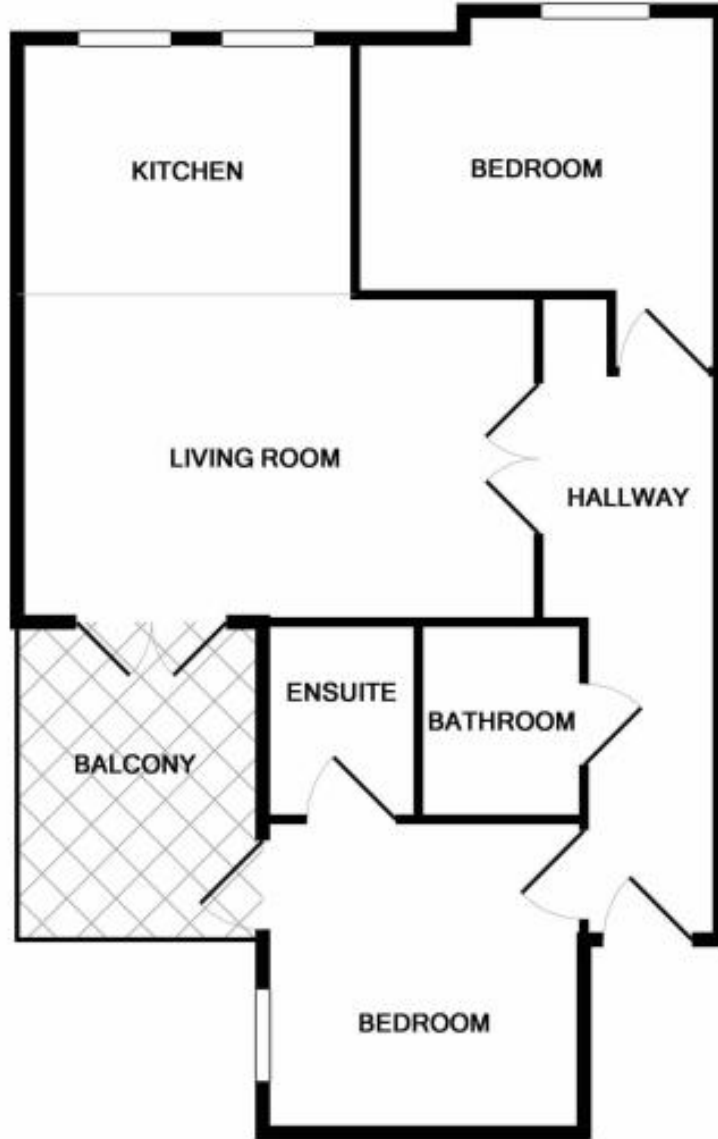
Smooth plastered and coved ceiling, ceiling light point, double glazed window to side aspect, 1 x radiator.

### Bathroom

Smooth plastered and coved ceiling, inset spotlighting, panelled bath, LLWC, pedestal hand wash basin. 1 x radiator, part tiled walls.







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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