



Bournemouth

BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
WITH JULIETTE BALCONY AND TOWN CENTRE VIEWS
EPC Rating: Band B

OIEO £175,000 Leasehold





Madeira Road, Bournemouth.BH1 1AR

IDEALLY LOCATED JUST A SHORT
WALK TO AWARD WINNING BEACHES

- Open Plan Lounge/Kitchen/Diner
 - Double Bedroom
 - Luxury Bathroom
- Juliette Balcony with Town Centre Views
 - Double Glazing & Gas Central Heating (Ref: 920021)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

The Citrus Building is situated in the heart of Bournemouth Town Centre, within walking distance of cosmopolitan shops, bars, restaurants and award winning beaches. It is accessed via secure entry phone video system with stairs and a lift ascending to the top floor.

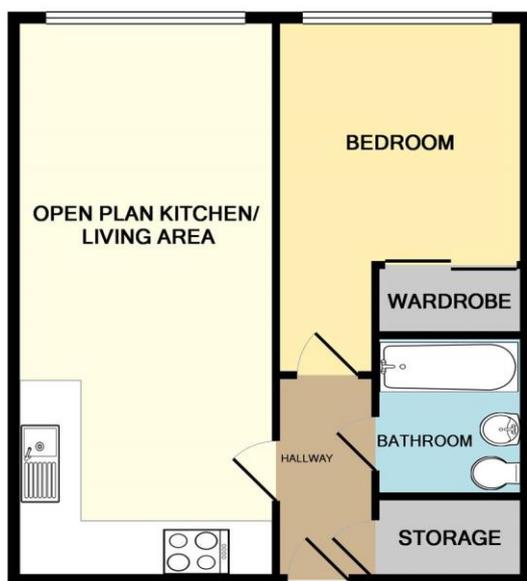
Upon entering the apartment, you are welcomed into a spacious entrance hall with doors leading to all principle rooms.

The luxury open-plan lounge/kitchen/diner is an impressive size, boasting ample space for both living & dining furniture. The modern fitted kitchen offers a range of base fitted and wall mounted units as well as integrated appliances. This room further benefits from a Juliette balcony with impressive town centre views.

The bedroom is a double and benefits from fitted wardrobes as well as space for a range of bedroom furniture.

A modern fitted family bathroom serves the apartment and comprises a white three piece suite.

Further benefits include double glazing throughout and gas central heating.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2019

Lounge/Kitchen/Diner
3.24m (10'8) x 7.04m (23'1)

Bedroom
4.73m (15'6) max x 3.73m (12'3) narrowing to 3.08m (10'1)

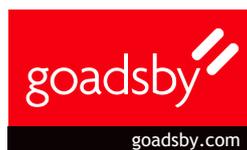
Brochure prepared by Georgia Stewart

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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