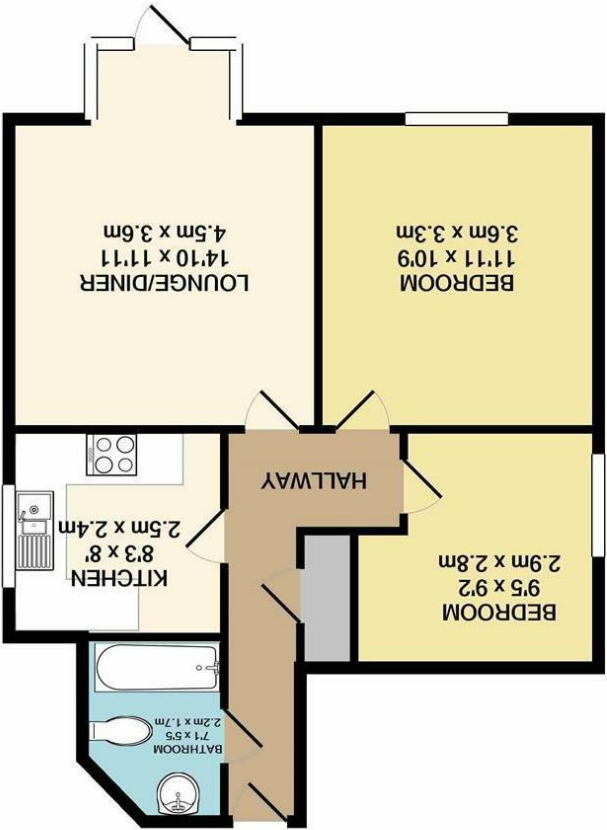


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

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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FLOOR PLAN





MAIN FEATURES

- Active Bus Route and a Short Distance To Charminster High Street
- Ground Floor
- No Forward Chain
- Parking
- Secure Entry Intercom System
- Separate Fitted Kitchen
- Two Double Bedrooms
- Well Maintained Communal Areas
- Well Presented

Summary

\*\* Well Presented Two Double Bedroom Ground Floor Apartment \*\*  
Parking \*\* Separate Fitted Modern Kitchen & Bathroom \*\* Secure Entry Buzzer System \*\* Popular Location \*\*

Full Description

Awell presented two double bedroom ground floor apartment accessed via a secure telephone intercom system and well maintained communal hallway.

Stepping into the property you are greeted by the welcoming entrancehallway with doors to all other accommodation. A modern fittedkitchen and bathroom/ Living room with well defined areas for both eating and relaxing and double opening French doors leading to the patio area and well maintained communal grounds.

Sleeping accommodation comprises two double bedrooms. Further benefits include; Parking, Central Heating and Double Glazing.



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Area

Charminster is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Winton. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Easy access to 5\* Award Winning Sandy Beaches, Pier, Promenade and the coastline are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport [6 miles] offers a varied schedule of flights to a number of European destinations.

Tenure

Tenure: Leasehold - 85 years remaining of a 99 year lease (From 2006).

Service/Maintenance charge: £1,266.38 per annum.

Ground Rent: £267.50 per annum.

Pets are permitted within the block.

Potential Rental Return: £850 pcm.

EPC: Band C



Offers Over £180,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

