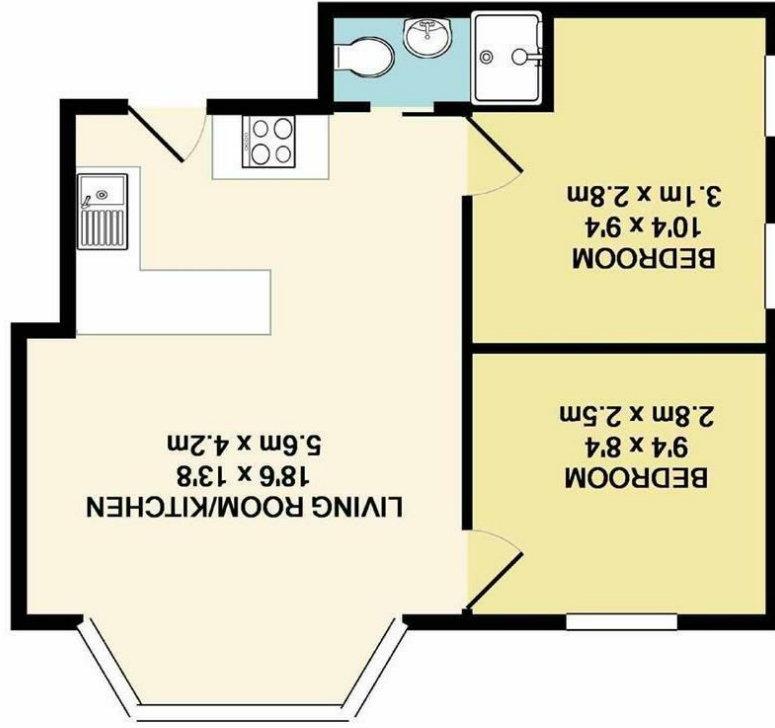


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

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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TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)



FLOOR PLAN



Flat 4, 42 Grosvenor Gardens
Bournemouth, BH1 4HH, Asking Price £139,950

MAIN FEATURES

Character Bay Window & High Ceilings

Convenient location

Double Glazed

Electric Heating

Long Lease & No Forward Chain

Modern Tiled Shower Room

Area

A fantastic opportunity to purchase this well presented two double bedroom first floor apartment situated in a popular residential location, close to local amenities, transport links and Bournemouth's award winning sandy beaches.

About This Property

The property benefits from a large open-plan kitchen/living room that provides ample space for eating and relaxing. The space is further enhanced by the character bay window and high ceilings.

Sleeping accommodation consists of two double bedrooms, both of which offer ample space for bedroom furniture and storage. The bedrooms are served by the modern tiled shower room.

Further benefits include; double glazing, electric heating, 120 year lease and no forward chain.

Well presented throughout and offered with no forward chain we believe this would make an ideal investment property or first time buy and a viewing is highly recommended to appreciate all it has to offer.

Sure to be popular early viewing is advised. Call Lovett Estate Agents arrange your viewing appointment.

Tenure

LEASEHOLD

Lease: 125 years from Oct 2015

Service Charge: Approx £650PA

Ground Rent: £250PA

Predicted Rental: £800 PCM

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents to arrange your complimentary valuation.



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Asking Price £139,950

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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