

**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.

When every room has been measured to ensure the accuracy of the figures contained here, measurements of every room, hallway and kitchen are included in the total floor area. The measurements shown here are approximate and should not be used as a guide to the actual area of the property. The measurements shown here are approximate and should not be used as a guide to the actual area of the property. The measurements shown here are approximate and should not be used as a guide to the actual area of the property. The measurements shown here are approximate and should not be used as a guide to the actual area of the property.



GROUND FLOOR  
304 sq. ft. (28.3 sq.m.) approx.

**FLOOR PLAN**



**9b East Howe Lane**  
Bournemouth, BH10 5HX, Reduced To £135,000



**MAIN FEATURES**

- Help To Buy
- 125 Year Lease
- New Home
- Superb First Time Buy
- Suitable Investment
- As & When Maintenance
- Ground Floor
- One Double Bedroom

**Main Description**

**\*\* HELP 2 BUY & HOLIDAY LETS PERMITTED \*\*** 125 Year Lease **\*\* No Forward Chain \*\*** Current Being Refurbished **\*\* One Double Bedroom \*\*** Modern Kitchen/Living Room **\*\* Superb First Time Buy or Buy-To-Let Investment \*\*** Modern Fitted Bathroom **\*\* Popular Location \*\*** As & When Service Charge **\*\***

**Tenure**

Tenure: Leasehold

Lease: 125 Year Lease on Completion

Ground Rent: 0.1% of Purchase Price

Service Charge: As & When Basis

Estimated Rent Return: £750 per calendar month

Holiday Lets: Permitted

Help 2 Buy Scheme: Approved



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**Reduced To £135,000**

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

