

lovettt INTERNATIONAL
BOURNEMOUTH POOLE MAINTENANCE

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 information contained herein, measurements of areas, volumes, contents and floor levels are approximate and may vary slightly from the actual figures. The information is provided for general guidance only and should not be used as a basis for any legal proceedings. The accuracy of the information is not guaranteed. Please refer to the relevant planning permission for further details.



GROUND FLOOR
338 sq. ft. (31.4 sq. m.) approx.

FLOOR PLAN



Flat 1, Sea Croft Sea Road
Bournemouth, BH5 1DF, Asking Price £180,000

MAIN FEATURES

- Superb Holiday Rental
- One Double Bedroom
- Ground Floor Apartment
- Private Entrance
- Extremely Well Presented
- Modern Fitted Separate Kitchen
- Modern Fitted Shower Room
- Allocated Parking
- Near By 5* Award Winning Sandy Beaches
- Well Maintained Communal Hallways

Summary

** Superb Holiday Rental or First Time Buy ** One Double Bedroom
 Ground Floor Garden Apartment ** Price Gated Entrance **
 Allocated Parking ** Extremely Well Presented Throughout ** Lounge
 ** Modern Fitted Separate Kitchen ** Modern Fitted Shower Room **
 uPVC Double Glazing ** Gas Central Heating ** Well Maintained
 Communal Hallway ** Near By 5* Award Winning Sandy Beaches **



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Area

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

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens 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 Pokesdown and 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
- Lease: 73 Years Remaining
- Ground Rent: £100 per annum
- Service Charge: £272 per quarter
- Building Insurance: Included in Service Charge
- Water & Sewerage: Included in Service Charge
- Holiday Rental: Via Management Company Consent
- Currently Used as a Holiday Rental
- EPC: TBC



Asking Price £180,000

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	

