





House & Son are delighted to present this particularly spacious and well presented 4th floor apartment within Pine Grange. An imposing 1930's mansion style development, situated just a short walk from the Lansdowne, Bournemouth Town Centre, the 'award winning' sandy Bournemouth beach and the pier; offering good access to public transport including Bournemouth mainline train station, with the convenience of bus stops right outside the building.

The apartment has a really homely feel (with the current owner living there for nearly 20 years) and has a lovely sunny position in the building. The spacious accommodation briefly comprises of; an entrance hall, lounge/dining room, kitchen, inner hall leading to the two double bedrooms, and the bathroom and a separate toilet.

Pine Grange benefits from upgraded CCTV and fire alert systems, an on site Caretaker, seasonal communal heating and constant hot water system (costs included in service charge), twin passenger lifts and first come first serve, unallocated residents and visitor permit parking area. Further benefits include UPVC double glazing, no forward chain and to benefit from the remainder of a new 250 year Lease with peppercorn ground rent, which is being provided during the sale; making this a great main home, 2nd home or as a buy to let investment opportunity, superbly located near beach and shops.



COMMUNAL ENTRANCE

Secure phone linked intercom entry system. Caretakers Office. Twin lifts and staircase to all floors:

ENTRANCE HALL

7' 10" x 4' 0" (2.39m x 1.22m)

LOUNGE/DINER

16' 5" x 16' 0" (5m x 4.88m)

KITCHEN

8' 0" x 7' 1" (2.44m x 2.16m)

INNER HALL

10' 6" x 3' 6" (3.2m x 1.07m)

BEDROOM ONE

16' 0" x 12' 5" (4.88m x 3.78m)

BEDROOM TWO

10' 10" x 9' 10" (3.3m x 3m)

BATHROOM

12' 3" x 6' 1" MAX (3.73m x 1.85m)

CLOAKROOM WC

5' 8" x 3' 0" (1.73m x 0.91m)

OUTSIDE - GARDENS & PARKING

Use of the residents and visitors permit parking area and landscaped gardens.

TENURE & CHARGES

Leasehold - The Seller will take out a new 250 year Lease from 2005, to coincide with Completion of the Sale.

Service Charge annual payment = £4531.02 per annum. Includes providing the seasonal communal heating and constant hot water, buildings insurance, communal cleaning, caretaker services and general upkeep and maintenance of the communal areas.

Current Lease Ground Rent £50.00 per annum - To be Peppercorn £0 under the new Lease

Council Tax: Band 'C' = £1,820.65 (2023/24)

EPC Band 'D'

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's

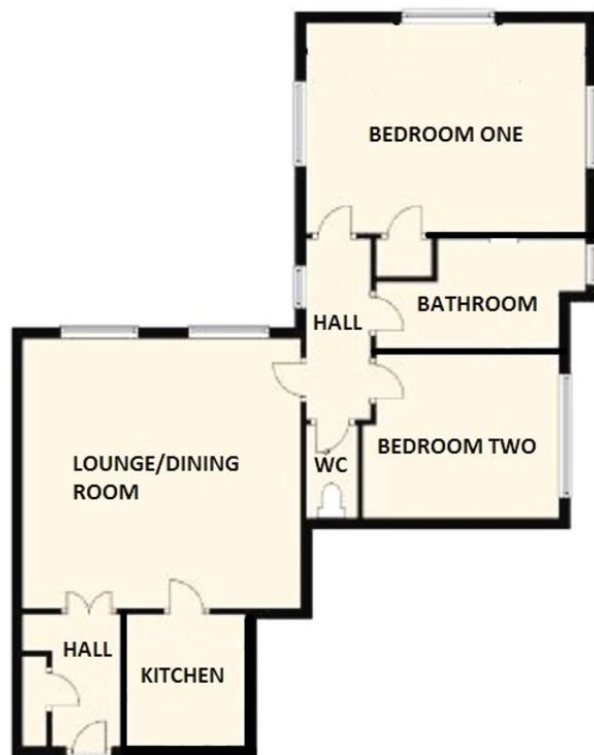


or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



House & Son Floorplan - Pine Grange



Plan Not Drawn To Scale - Illustrative Guide Only

