





HOUSE & SON:

Are delighted to present this investment opportunity, currently let with an Assured Shorthold Tenancy agreement in place. The current rental income is set at £1100 per calendar month.

A spacious and well presented 3rd 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; with good access to local public transport including Bournemouth mainline train station, with the convenience of bus stops right outside the building.

The spacious accommodation briefly comprises of; an entrance hall, living room, kitchen, inner hall, store room, two double bedrooms, bathroom and a separate toilet.

Further benefits include double glazed windows, upgraded CCTV and fire alert systems, an onsite Caretaker, seasonal communal heating and constant hot water system (running costs included in service charge), twin passenger lifts and the use of the first come first serve unallocated residents and visitor permit parking area.



ENTRANCE HALL

4' 11" x 4' 2" (1.5m x 1.27m)

KITCHEN

10' 4" x 9' 2" (3.15m x 2.79m)

LIVING ROOM

18' 7" x 15' 8" (5.66m x 4.78m)

BEDROOM ONE

13' 9" x 11' 7" (4.19m x 3.53m)

BEDROOM TWO

12' 11" x 8' 7" (3.94m x 2.62m)

INNER HALLWAY

6' 9" x 3' 1" (2.06m x 0.94m)

BATHROOM

5' 10" x 5' 9" (1.78m x 1.75m)

WC

6' 0" x 2' 8" (1.83m x 0.81m)

STORE ROOM

5' 8" x 4' 11" (1.73m x 1.5m)

TENURE AND CHARGES

Tenure: Leasehold (250 years commencing on and including 24 June 2005)

Ground Rent: Currently £150 pa

Service Charges: Currently £3696.26 pa

Council Tax Band: C

EPC Rating: C

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.



GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

