





House & Son, working in conjunction with auction partner Clive Emson, present this Studio Apartment, to be sold by online Public Auction on the 20th September:

<https://www.cliveemson.co.uk/properties/244/28/>

**** Auction Price Guide £50,000 + ****

A spacious studio apartment with balcony and views over Bournemouth Gardens: located in a popular block in the heart of the Town Centre opposite Bournemouth Gardens and just minutes walk to Bournemouth Square. Entry to the building via security intercom system to the communal areas, which has a lift. This property needs full refurbishment and would make an excellent investment opportunity to modernise and let out, or to have as a central base for use as a second home. Accommodation comprises entrance hallway, separate kitchen, bathroom, studio room and balcony. The Lease has 54 years unexpired. Upon request, the Sellers will consider serving a Section 42 Notice at the fall of the hammer, to the benefit of the Buyer; to facilitate an immediate start of the Lease Extension process, for the Buyer to continue after Purchase.



COMMUNAL HALLWAY

ENTRANCE HALL

6' 2" x 5' 0" (1.88m x 1.52m)

STUDIO ROOM

Irregular Shape Room

15' 4" to 7' 5" x 13' 9" + 6' 4" x 5' 5"
(4.67m to 2.26m x 4.19m + 1.93m x 1.65m)

BALCONY

Triangular Shape 5' 8" x 5' 8" max
points (1.73m x 1.73m)

KITCHEN

7' 10" x 5' 0" (2.39m x 1.52m)

BATHROOM

8' 1" x 5' 0" (2.46m x 1.52m)

TENURE & CHARGES

Leasehold

Held under the terms of a 99-year lease
(less 10 days) from 25th March 1979

Service Charges - Current approximate
charge £3500 per annum (paid quarterly)



Ground Rent - Currently £30 per annum

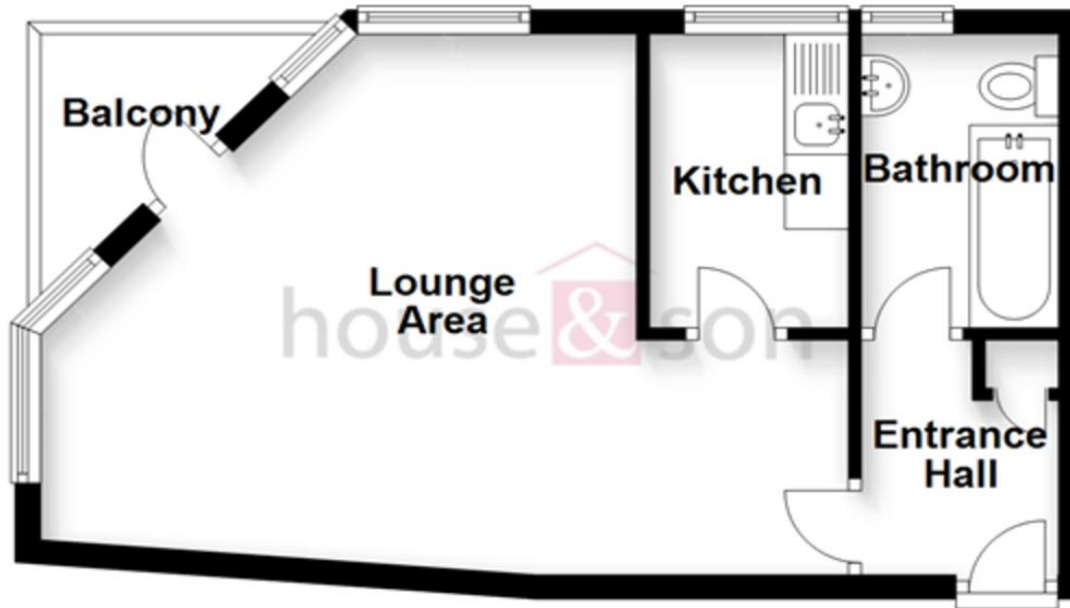
EPC - Rating 'C'

Council Tax Band 'A' = £1,365.49
(2023/24)



Floor Plan

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 32.2 sq. metres (346.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

