

# LANSDOWNE GARDENS

## BOURNEMOUTH



£87,500  
LEASEHOLD

**paulwatts**



# LANSDOWNE GARDENS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

- 1 bedroom FF flat in block for over 55s
- GREAT LOCATION, short walk to Lansdowne and station
- Bus stops, shops and cafes close at hand
- LOVELY COMMUNAL GROUNDS
- Communal car parking at rear, with visitor parking

TOWN CENTRE LIVING AT A LOW PRICE. 1 bedroom first floor flat (FOR OVER 55's) Short walk to Lansdowne and the clifftop, bus stops nearby. NO FORWARD CHAIN. Ideal for anyone wanting a UK base if travelling or wintering abroad.

## LANSDOWNNE GARDENS

IN SUCH A GREAT LOCATION - Restharrow is a block of 65 FLATS FOR OVER 55s, close to shops, cafes and buses

Situated in Lansdownne Gardens, a short walk away from The Lansdowne, and a LEVEL WALK TO THE CLIFFTOP

Flats are offered to over 55s and there is a resident property manager, 24-hour alert call system, guest bedroom, residents lounge and attractive communal grounds

Flat 22 is a neat and tidy ONE BEDROOM flat on the first floor at the back of the building

The lounge has a full height window, bringing in plenty of light

The kitchen is OPEN PLAN and fitted with a range of base and wall units, and has space for a slide-in electric cooker, upright fridge/freezer and washing machine

A good size bedroom has a fitted double wardrobe with sliding doors

There is a SHOWER ROOM with suite of w.c., bidet, pedestal wash basin and shower

Heating is via electric storage heaters, with hot water provided by an immersion heater/Ariston pressurized hot water cylinder

In addition to the airing cupboard, there is also a storage cupboard

There is secure access to all the flats and STAIRS AND LIFTS to all floors

To the rear of the block is a communal car park with visitor spaces

PETS PERMITTED

Tenure of the flat is leasehold, with a 125 year lease dated from December 1991

We are advised that the flats can be rented out on an Assured Shorthold Tenancy

Executor advises that the current service charge is £3100 per annum, share of buildings insurance is £60, and ground rent is £114 p.a..

NO FORWARD CHAIN. EXECUTOR'S SALE subject to receipt of Grant of Probate

Council Tax Band: A

RETIREMENT FLAT IDEAL FOR TOWN CENTRE LIFESTYLE

£87,500

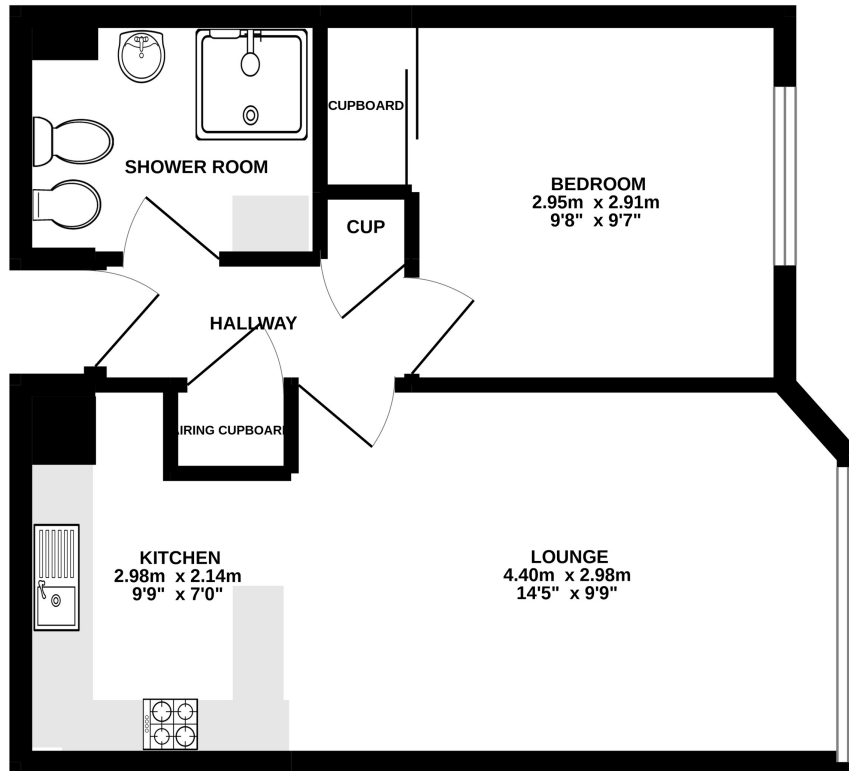
LEASEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a yellow-green color. The text is set against a solid black rectangular background.

# LANSDOWNNE GARDENS

FIRST FLOOR  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 35.9 sq.m. (387 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

£87,500  
LEASEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**paulwatts**