







House & Son are delighted to offer this bright and spacious, well modernised apartment within Pine Grange; a highly sought after development situated just a short walk from the Lansdowne, Bournemouth Town Centre, pier approach and the wonderful sandy beach. Located in a very central town centre position on the East Cliff, offering good access to the local public transport network, including Bournemouth mainline train station. For added convenience, there are bus stops directly outside the building entrance on Bath Road.

The well-presented accommodation offers an entrance hall with storage cupboard, living room with a large feature window, a separate fitted kitchen, bedroom, dressing room with built in wardrobes and bathroom. Further benefits at Pine Grange include the residents permit parking area, grand entrance foyer with secure phone entry system, twin passenger lifts and large staircase to all floors, a communal heating & hot water system (via radiators - running cost included in service charge) and UPVC double glazing. The property needs to be viewed to be fully appreciated, and is considered an ideal home or buy to let investment purchase. No forward chain.

#### **ENTRANCE HALL**

6' 7" x 4' 2" (2.01m x 1.27m)

#### **LIVING ROOM**

16' 10" x 14' 8" (5.13m x 4.47m)

#### **KITCHEN**

10' 7" x 6' 7" (3.23m x 2.01m)

#### **BEDROOM**

10' 10" x 9' 6" (3.3m x 2.9m)

#### **DRESSING ROOM**

6' 11" x 6' 2" (2.11m x 1.88m) plus wall length fitted wardrobes

#### **BATHROOM**

6' 7" x 5' 10" (2.01m x 1.78m)



## COMMUNAL GARDEN

## RESIDENT AND VISITOR PERMIT PARKING

## TENURE AND CHARGES

Tenure: Leasehold

Ground Rent: £90 per annum

Service Charge: £5328 per annum

Council Tax Band: B

EPC Rating: C

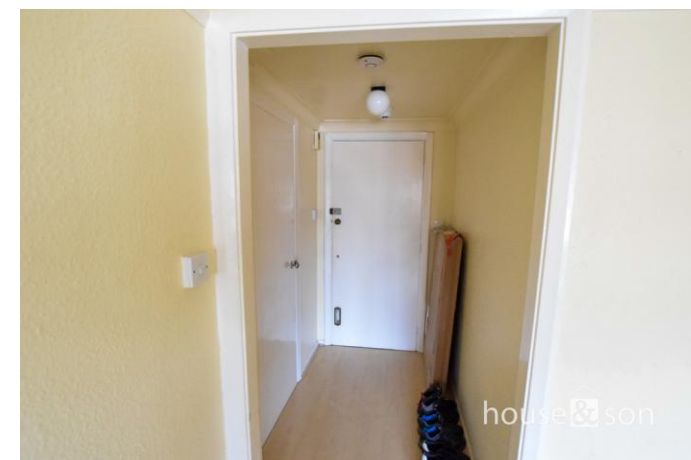
Size: 54 Square metres

## DISCLAIMER

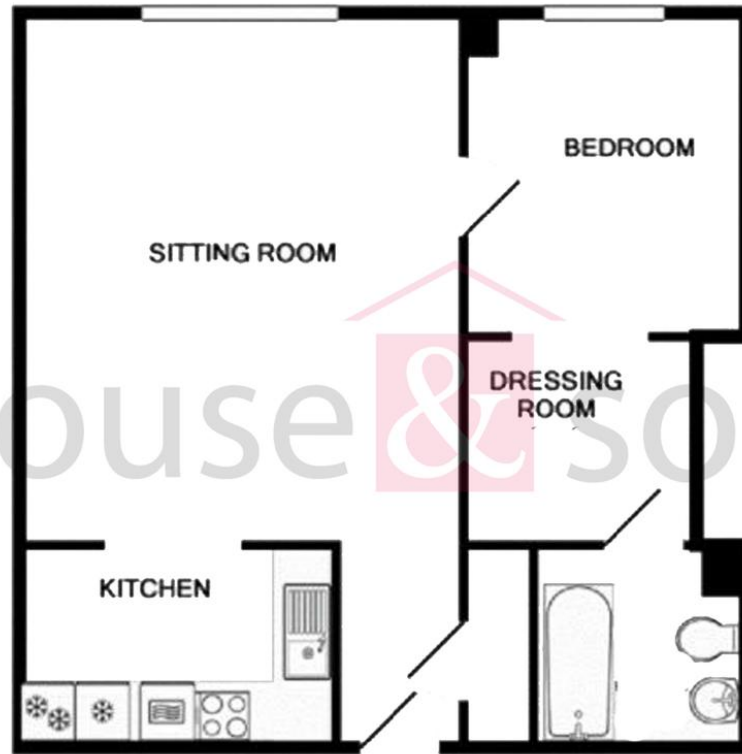
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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



TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

