





House and Son are delighted to offer for sale this two bedroom ground floor apartment within easy reach of Westbourne and Bournemouth centres. Situated in a quiet cul de sac with the Upper Gardens of Bournemouth a short walk away.

Being on the ground floor with views of the developments communal gardens, the accommodation briefly comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom. Benefitting from a fitted kitchen, UPVC double glazed windows and modern electric heating, as well as residents parking.

Offered with no forward chain, an ideal first time buy or investment opportunity, for viewings, please contact the sellers sole agents, House and Son.

COMMUNAL ENTRANCE

With secure entry system, stairs and lift to all floors, the apartment is located on the ground floor.

ENTRANCE HALL

13' 0" x 3' 9" to 3' 0" (3.96m x 1.14m to 0.91m)

LOUNGE

16' 7" x 12' 5" to 9' 5" (5.05m x 3.78m to 2.87m)

KITCHEN

7' 0" x 9' 6" (2.13m x 2.9m)

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m)

BEDROOM TWO

10' 0" x 6' 8" (3.05m x 2.03m)

BATHROOM

6' 3" x 5' 10" (1.91m x 1.78m)

OUTSIDE

One parking space available for residents and a good area of communal garden which is mainly laid to lawn.

TENURE AND CHARGES

Tenure: Leasehold - 95 years remaining

Service charge: £1100 per annum

Ground Rent: £10 per annum

Council Tax: Band: B

Energy Performance Rating: C

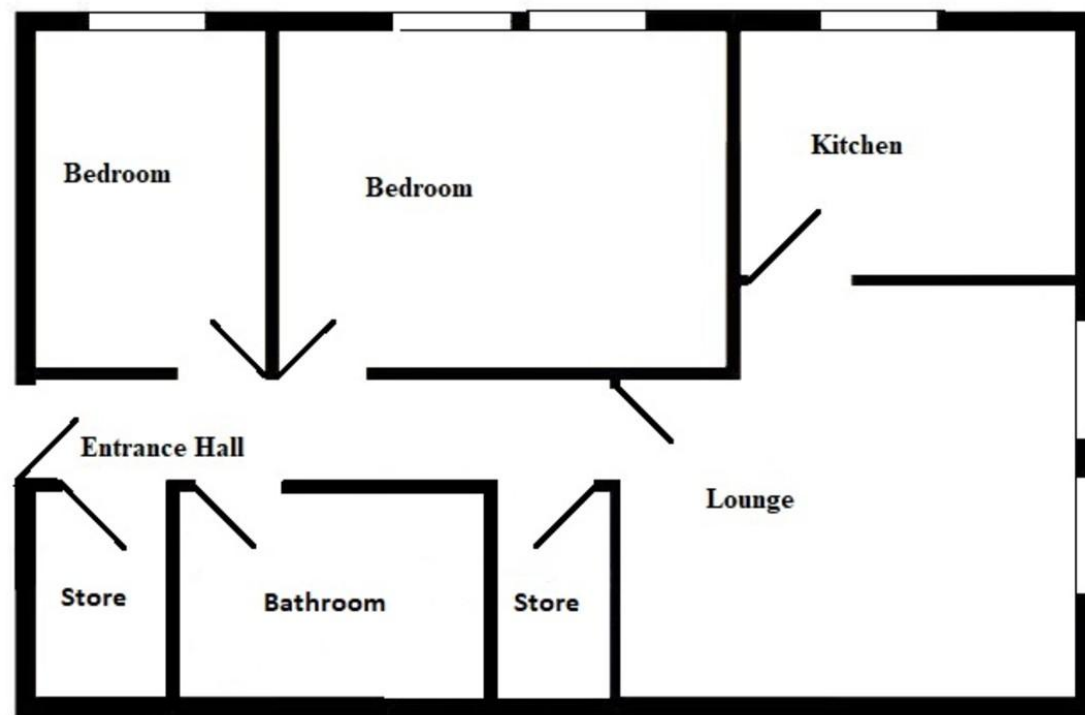
DISCLAIMER

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.





Not to Scale - Illustration Purposes Only

