





House & Son are delighted to offer for sale this modern and most attractive two double bedroom apartment, set within Keverstone Court; a highly regarded and sought after gated development on the East Cliff. Enviably situated, just a short walk to the beautiful Bournemouth Beach and also to a main Bus route.

This executive style development comprises a range of modern apartments and penthouses within attractive communal grounds; featuring an expanse of lawn and attractive landscape features, as well as generous amounts of surface parking.

This particular apartment also enjoys an allocated 'car port style' parking space. The property has had the benefit of fitted bathrooms and kitchen as well as fitted wardrobes to both bedrooms.

The internal accommodation has a spacious feel, with a good size entrance hall and really useful walk in storage cupboard. The fitted kitchen has built in appliances. The lounge/dining room has a bright and sunny aspect with sliding doors giving access out onto a good size West facing open sun balcony.

There are built in wardrobes to both bedrooms, with bedroom one featuring an ensuite bathroom. Further benefits include the remainder of a long 999-year Lease and the offer of no forward chain.

An internal inspection should be arranged to fully appreciate this superb apartment; which in our opinion, would make a perfect main residence, Buy to Let investment, or a Bournemouth 'Sea Side' second home.

COMMUNAL ENTRANCE HALL

With stairs and lift to all floors including the secure basement parking. There is also a secure entry phone system.

ENTRANCE HALL 13' 1" x 4' 11" (3.99m x 1.5m) plus 18' 0" x 3' 3" (5.51m x 1.0m)

UTILITY CUPBOARD 5' 4" x 3' 1" (1.64m x 0.94m)



AIRING CUPBOARD 5' 6" x 2' 11" (1.68m x 0.89m)

LIVING ROOM 17' 7" x 11' 11" (5.36m x 3.64m) widening to 15' 7" (4.76m)

BALCONY ONE 11' 7" x 4' 9" (3.54m x 1.45m)

DINING ROOM 12' 0" x 6' 2" (3.67m x 1.89m)

KITCHEN 12' 0" x 8' 6" (3.66m x 2.61m)

BALCONY TWO 8' 1" x 3' 8" (2.47m x 1.13m)

BEDROOM ONE 13' 6" x 10' 3" (4.14m x 3.14m)

ENSUITE 9' 5" x 6' 3" (2.89m x 1.93m)

BEDROOM TWO 16' 10" x 9' 1" (5.15m x 2.79m)

BATHROOM 7' 8" x 5' 6" (2.35m x 1.70m)

ALLOCATED PARKING

AMPLE VISITOR PARKING

COMMUNAL GARDENS

The gated development of Keverstone Court, is set in attractive communal grounds and various visitor parking areas. The grounds have lawn areas with numerous shrub and flower beds and borders.

TENURE AND CHARGES

Tenure: Leasehold 999-year lease from 1988 with a Share of Freehold.

Ground Rent: Peppercorn

Service charge: £3655-28 per annum, to include water and sewerage rates and building insurance.

Council Tax Band: E

EPC Rating: tbc



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.



