





House and Son are delighted to offer for sale this very spacious one bedroom apartment within a short walk of Bournemouth Pier and beaches. Offered with no forward chain and in good order throughout the accommodation briefly comprises: entrance hall, living room, kitchen, bedroom with dressing area, bathroom.

Service charges include seasonal heating and hot water all year around and are currently at a higher level due to refurbishment and improvements needed to the development as a whole. There is resident and visitor parking available, one permit for each, an underground garage area and storage can be rented subject to availability.

ENTRANCE HALL

6' 7" x 4' 3" (2.01m x 1.3m)

LIVING ROOM

16' 10" x 14' 6" (5.13m x 4.42m)

KITCHEN

10' 5" x 6' 7" (3.18m x 2.01m)

BEDROOM

10' 9" x 9' 6" (3.28m x 2.9m)

DRESSING AREA

7' 9" x 6' 3" (2.36m x 1.91m)

BATHROOM

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

RESIDENTS PARKING

COMMUNAL GARDENS

TENURE AND CHARGES

Tenure: Leasehold - 250 years from 24th June 2005

Ground Rent: £90 per annum

Service Charges: Please ask the agent

Council Tax Band: A



EPC 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.



Floor Plan

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 52.5 sq. metres (565.2 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.



EPC