





House & Son are delighted to present, this particularly spacious third floor apartment within Pine Grange, an imposing 1930's mansion style development, situated just a short walk from the Lansdowne, Bournemouth Town Centre, the gorgeous sandy beaches and the pier; offering good access to public transport including Bournemouth mainline train station, with the convenience of bus stops right outside the building.

The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, inner hall leading to two double bedrooms and a modern bathroom. Pine Grange benefits from upgraded CCTV and fire alert systems, an on site Caretaker, communal heating and hot water system (costs included in service charge), twin passenger lifts and first come first serve, unallocated residents and visitor permit parking area. Further benefits include UPVC double glazing, no forward chain and the benefit of a long lease.

ENTRANCE HALL

7' 10" x 5' 7" including storage cupboard (2.39m x 1.7m)

LOUNGE

16' 6" x 15' 10" (5.03m x 4.83m)

KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m)

INNER HALL

11' 0" x 4' 3" max (3.35m x 1.3m)

BEDROOM ONE

15' 6" x 11' 8" (4.72m x 3.56m)

BEDROOM TWO

11' 1" x 10' 6" (3.38m x 3.2m)

BATHROOM

10' 10" x 6' 2" max (3.3m x 1.88m)



OUTSIDE

Resident and visitors permit parking area and landscaped communal gardens.

TENURE AND CHARGES

Tenure: Leasehold - Remainder of a 250 year Lease from 2005

Service charge currently £7936 per annum (£4712 toward reserve fund)

Ground Rent: Peppercorn

Council Tax Band: C

EPC Rating: C

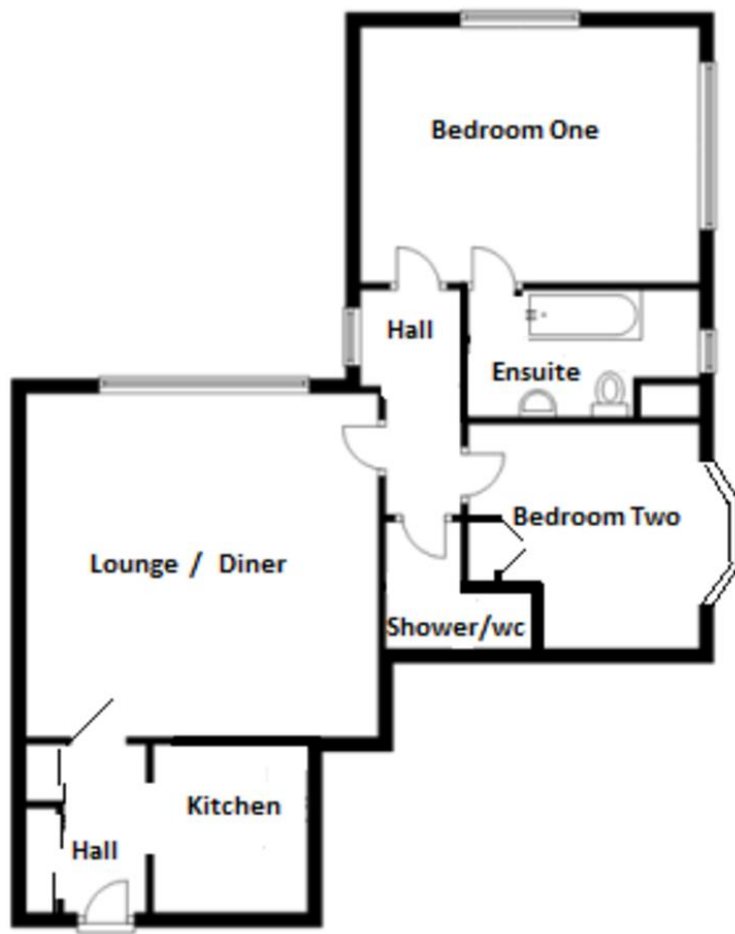
DISCLAIMER

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.

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Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated



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