





House & Son are proud to present this beautifully styled two double bedroom apartment, part of a select development of just 36 luxury homes completed in 2002. Situated just a short stroll from the cliff top with panoramic sea views and the golden sands below; or pleasant wander into town to the Pleasure Gardens the Pier and beach.

The apartment has an abundance of natural light, the dual-aspect lounge, with its sweeping wrap-around balcony, the thoughtful layout flows seamlessly with an inviting dining room, a well-equipped kitchen and two spacious bedrooms, an ensuite shower room and family bathroom.

Designed for comfort and ease, with gas-fired central heating, UPVC double glazing and a secure video entry system; underground allocated parking serviced by stairs and lift as well as visitor permit parking spaces.

With the remainder of a 999-year lease, a Share of Freehold, and low annual charges, this apartment offers not just a home, but a sound investment in one of Bournemouth's most desirable locations. If you've been searching for a home where coastal beauty, modern comfort, and a vibrant lifestyle come together, Embassy Court is ready to welcome you.



ENTRANCE HALL 15' 4" x 4' 6" (4.67m x 1.37m)
widening to 7' 0" (2.13m)

LOUNGE 20' 4" x 17' 5" (6.2m x 5.31m)

DINING ROOM 11' 10" x 11' 4" (3.61m x 3.45m)

KITCHEN 10' 0" x 8' 7" (3.05m x 2.62m)

BALCONY 18' 2" x 6' 0" (5.54m x 1.83m) plus 11' 5" x 6' 0" (3.48m x 1.83m)

BEDROOM ONE 17' 2" x 8' 9" (5.23m x 2.67m)

ENSUITE 8' 7" x 5' 9" (2.62m x 1.75m)

BEDROOM TWO 9' 8" x 8' 1" (2.95m x 2.46m)

BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

PARKING Secure underground allocated parking space for one car, as well as ample visitor parking at ground level; access via Meyrick Road and Gervis Road.

GARDENS An attractive court yard is immediately in front of the communal entrances, with an array of flower borders and pots. Further areas of lawn surround the front of the development.

TENURE AND CHARGES

Tenure: Leasehold - 977 years remaining, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £1666 per annum

Council Tax Band: E

EPC Rating: B

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.

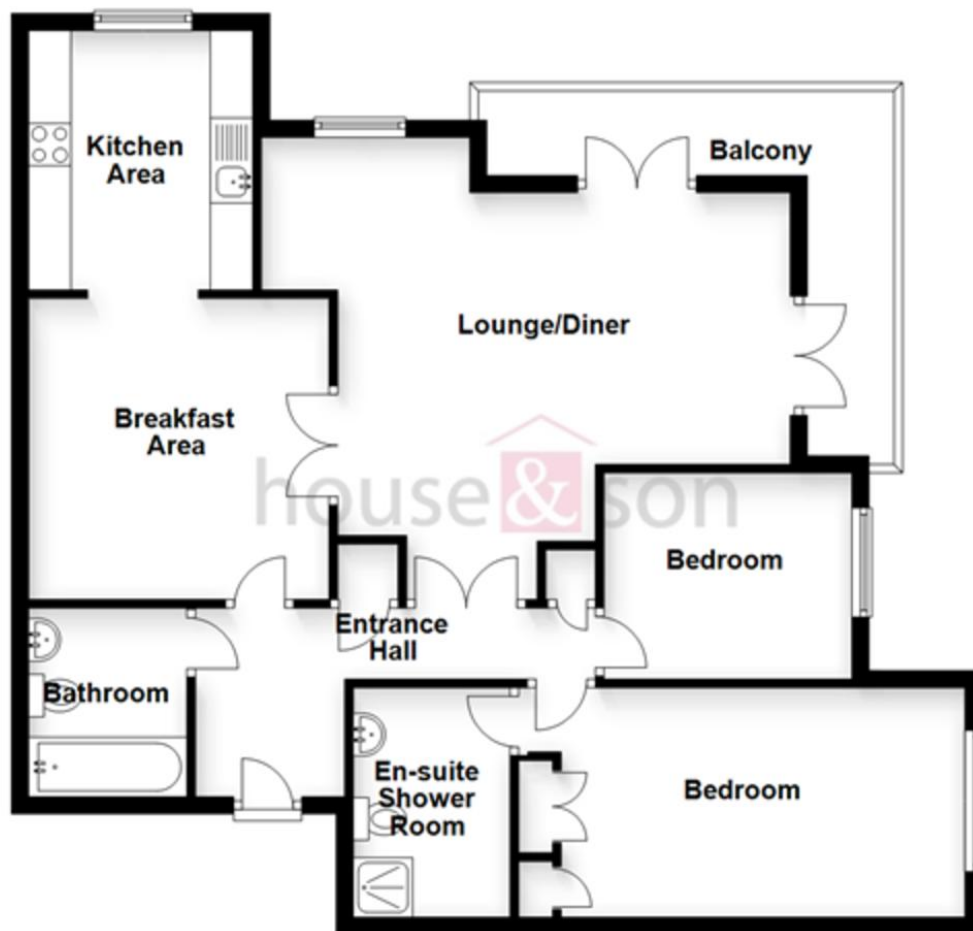
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative 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.

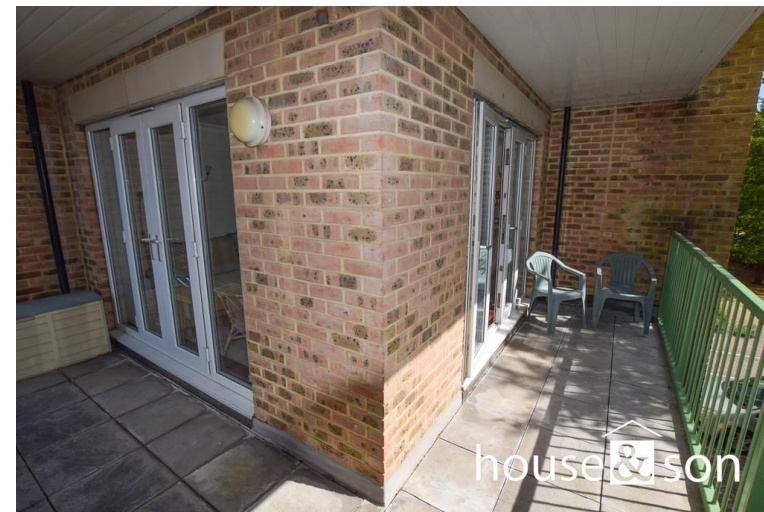


Floor Plan

Approx. 85.0 sq. metres (915.4 sq. feet)



Total area: approx. 85.0 sq. metres (915.4 sq. feet)



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