





House and Son are delighted to offer for sale this extensively modernised ground floor apartment located conveniently on the corner of Hamilton Road and Christchurch Road, within a short walk of Boscombe Gardens and the beaches beyond. Local shops as well as Supermarkets, the train and coach stations are also easily accessible.

Offered with no forward chain and having recently been beautifully refurbished, this will make an ideal first home or investment property. The current owners are extending the lease for the benefit of the new owner.

ENTRANCE HALL

8' 11" > 4' 11" (2.72m > 1.5m) x 6' 11" > 3' 6" (2.11m > 1.07m)

LOUNGE

13' 10" x 13' 3" (4.22m x 4.04m)

KITCHEN

10' 10" x 7' 7" (3.3m x 2.31m)

BEDROOM

11' 9" x 9' 10" (3.58m x 3m)

SHOWER ROOM

6' 7" x 4' 10" (2.01m x 1.47m)

OUTSIDE

Permit parking on a first come first serve basis

TENURE AND CHARGES

Tenure: Leasehold, the current owners are extending the lease, 90 years to be added to the remaining 61 years.

Ground Rent: Peppercorn

Service Charge: £2200 per annum, to be confirmed.

EPC Rating: D

Council Tax Band: A

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.

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