





INTRODUCTION

Perfect European designed one double bedroom apartment, 2 minutes walk to the beach. 1st home, lock up and leave holiday bolthole or strong investment at 5.63% gross yield-more income achievable via holiday letting.



- ❖ Exquisite one double bedroom 1st floor apartment
- ❖ Immaculate: no work required
- ❖ 2 floor gym within the block
- ❖ Concierge service and lift to all floors
- ❖ Communal gardens and roof terrace-perfect for BBQ's
- ❖ Dedicated parking space: worth its weight in gold this close to the beach
- ❖ Ideal time to buy: recent external redecoration and repairs just being completed to the block
- ❖ No chain: owners now abroad
- ❖ Long term letting and holidays lets permitted. Pet friendly block.
- ❖ Book a viewing 24/7 at www.AndersonReid.com or call our offices

MAIN DESCRIPTION

Perfect European designed one double bedroom apartment, 2 minutes walk to the beach. 1st home, lock up and leave holiday bolthole or strong investment at 5.63% gross yield-more income achievable via holiday letting.

The most stylish apartment in the block. High ceilings, tall windows which flood the property with light, engineered oak flooring, sculptured feature cornices, feature tiled focal point with changeable mood display fire with variable settings (fire effects, river scene, aquarium) to the living room/dining area with LED lights to the ceiling panel. The bedroom also has a feature illuminated alcove and LED lights to the ceiling panel. The bathroom has an infinity mirror, with LED lights under the bath, a new electric shower, water cylinder and plumbing for a washing machine. The whole apartment has been refurbished and the owners are now abroad, so there is no chain.

Burlington Mansions is within a few minutes walk to the award winning Boscombe beach and within walking distance to the main high street and shops in the pedestrian precinct. Other benefits include video security surveillance, telephone & TV aerial points, resident concierge, and well maintained communal gardens. There is a fully equipped on-site gym which is split over two levels, the top floor for

weights and there are mats the lower level includes the machines for cardio workouts.

Use and maintenance of the gym is included in the maintenance budget for the building. Outside there is a communal terrace at the rear of the building which is a gorgeous space to enjoy a barbecue and has additional seating for the owners to enjoy. Burlington Mansions beautiful piece of architecture, the property was previously a Victorian hotel overlooking Bournemouth beach which has been converted into a number of beautiful apartments. The main entrance hall is grand and stylish. The telephone entry system gives access to Burlington Mansions via its traditional solid wooden revolving door, the reception has a beautiful feature fireplace and large glass chandelier. The car parking space is precious given the close proximity to the beach.

The famous Urban Beach restaurant is a 2 minute walk inland and beach front sister restaurant Urban Reef is located 2 minutes in the opposite direction. If you can choose between the two, both will make a world class breakfast or a perfect setting to watch the sunset. Boscombe Manor beach is part of a 7 miles of award winning beaches. If you are feeling energetic you can walk on the beach or the promenade all the way to the famous Sandbanks beaches and Poole Harbor, the 2nd largest natural

harbor in the world. In addition to watersports, the area has a big cycling and walking community to explore Dorset's Jurassic Coast.

Boscombe shops are only a few minutes walk away, where there is a Sainsbury's supermarket and it is only a couple of miles to the famous Castlepoint Shopping Centre. Bournemouth Railway Station is 1.5 miles away and has direct routes to London and Manchester.

You are 2.3 miles to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is just 5.6 miles from Burlington Mansions. It is the fastest growing airport in the UK. From neighbouring Poole there are daily ferries to France and the Channel Islands. The local bus service is excellent and if you are new to Bournemouth, you won't be disappointed. A mix of high street and quirky shops, as well as first class independent stores. The nightlife, the number of eateries and coffee shops are regularly featured on TV demonstrating Bournemouth's appeal. There is top entertainment at the Bournemouth International Centre and the Pavilion Theatre as well as numerous cinema screens.



Bournemouth and Poole have become major employment hub's within the South of England; Bournemouth is home to the headquarters of JP Morgan, Nationwide, Vitality Health, LV. In Poole there is Sun seeker Marine, Barclays International, Merlin Entertainments and the RNLI.

The local dentist is Boscombe Gardens Dental practice just 0.3 miles away, The doctors is Shelly Manor Medical Practice 0.3 miles from the property. Bournemouth Hospital is just 2.6 miles away which has an A&E department.

This is a lovely, modern and beautifully finished flat. This flat would make an ideal first home or investment property home with a circa 5.63% gross yield calculated on £750PCM or for a greater income holiday lets are permitted. Or a great lock up and leave holiday home.

You will not be disappointed when you view.

If you would like to know any further information about Burlington Mansions or the surrounding area please do not hesitate to ask by calling our offices in Bournemouth and Poole or feel free to stop by for a coffee.

BURLINGTON MANSIONS



ALLOCATED PARKING SPACE



ROOM DESCRIPTIONS

Entrance Hall: 2.22 (7'3") x 0.98m (3'2")
The entrance hall has light cream walls and white ceiling. The flooring is engineered oak and it continues to the lounge, it is so beautiful. The telephone entry system is located on the wall and the electric box can also be found in the hallway. The electric wall sockets and light switches are stainless steel. There are 4 LED wall lights placed above skirting boards.

Living room: 4.49m (14'8") x 4.38m (14'4")
The living room has light cream walls and as for the ceiling... WOW! There are LED lights surrounding the ceiling with mood settings and a lovely chandelier in the middle. Engineered oak flooring continues through the living space. There are two wall mounted electric convector radiators and all of the electric sockets and light switches are stainless steel. The windows are double glazed with wooden frames and compliment the building perfectly. There is layered stone effect tiling on the chimney breast with a mood effect fire with variable settings, which is a beautiful feature of this room.

Kitchen: 2.2m (7'4") x 1.5m (4'10")
The kitchen walls are painted plaster, there is a white splash back tiles surrounding the grey work tops. The double glazed windows have wooden painted frames. The wall and base units have a soft touch close, the grey work tops have a stainless steel sink inset in them which has a single drainer. The lighting in the kitchen

has spotlights in the ceiling and LED lights under the top kitchen cupboards. All of the wall and light switches are stainless steel effect. The hob and oven are both LOGIK. Built in over head extractor fan is in place. Floor is tiled with white square tiles.

Bedroom: 4.75m (15'7") x 3.03m (9'11")
The bedroom has painted plaster walls and ceiling with lovely chandelier in the middle, the windows are double glazed with wooden painted frames. The flooring is fitted carpet. The chimney breast has a little alcove with layered stone effect tiles and LED lights. Wall sockets and light switches are stainless steel effect. The electric convector radiator is wall mounted. There are fitted high gloss soft close and touch opening wardrobes.

Bathroom: 2.2m (7'2") x 1.67m (5'5")
The walls in the bathroom are mostly tiles, the remainder and ceiling are painted white. There is a grey wood effect tile splash back and white marble effect tile flooring. There is a built in wall storage unit with a soft close door. The lighting in the bathroom is LED spotlights and there is an LED panel under the bath. There is a wall mounted heated towel rail. The bathroom has a bath with a brand new electric shower overhead, a wash basin and WC. The brand new water cylinder is housed in the cupboard. There is an electric shaving point and an infinity mirror. The bathroom has space and plumbing for washing machine.

Parking:

Dedicated parking space is Bay 100 with it's own security post. There is also some visitor parking at the block.

Patio area:

To the rear of the building above the garage block you can find barbecue terrace which is shared with all the flats in the block.

Gym:

Part of the building is 2 floor gymnasium that offers a large range of free weights and machines.

Additional information:

- Council Tax is Band A £1035.54 Per Year
- 111 years remaining lease
- Reserve fund of £79,000 in a well managed block
- Ground Rent: £62.50 Every 6 Months
- Service Charge: £662.50 Every 6 Months
- Service include: a concierge, full use of the on site gym, lift maintenance, building maintenance, car park maintenance, communal cleaning and external window cleaning, CCTV. Reserve fund TBC.
- Virgin Media TV and Broadband available
- Great investment opportunity circa 5.63% gross yield based on £750 PCM rent
- EPC Rating: Band E (39-54)
- Pets are allowed in this block



ENTRANCE & COMMUNAL AREA



DAY PHOTOGRAPHY





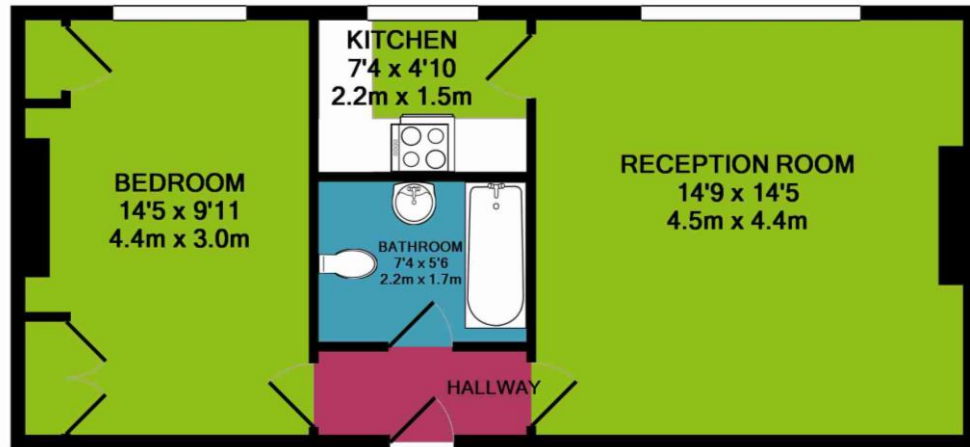
EVENING PHOTOGRAPHY



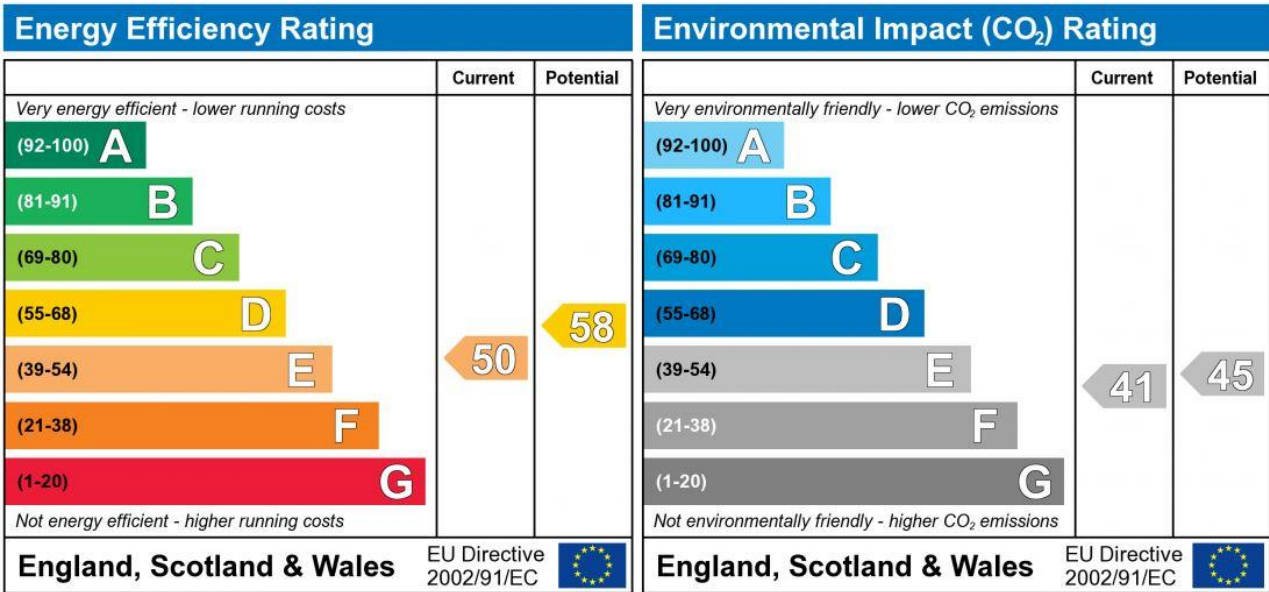




FLOORPLANS



ENERGY PERFORMANCE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

DISCLAIMER

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of Anderson Reid Estates.

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SALES | LETTINGS | MANAGEMENT

BOURNEMOUTH OFFICE: 808-810 Christchurch Road, BH7 6DF
 POOLE OFFICE: 131 Penn Hill Avenue, BH14 9LY

01202 429 858

www.andersonreid.com

LOCATION



Owls rd sign
To be added

Distance To Local supermarkets

Aldi	0.4m
Wilko	0.4m
Lidl	0.4m

Distance to beach

Boscombe Pier	0.3m
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Distance to Town Centre

Boscombe High Street	0.4m
Bournemouth Town Centre	2.5m

Local Transport Links

Nearby bus route	1a/1b/1c/33/46
Pokesdown Train Station	1.1m

Council Tax Band A – £1,035.54 PA

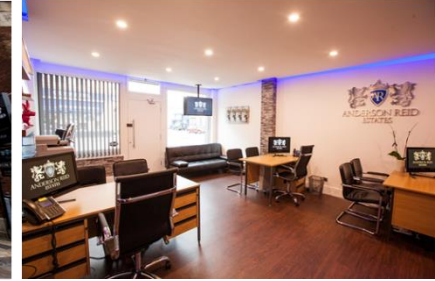
LOCAL AREA





BOURNEMOUTH OFFICE

808 – 810 Christchurch Road, BH7 6DF



POOLE OFFICE

131 Penn Hill Avenue, Lower Parkstone, BH14 9LY



YOUR MAIN CONTACT FOR THIS PROPERTY IS



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CONTACT ME
7 DAYS
A WEEK

PROUD MEMBERS OF



SALES | LETTINGS | MANAGEMENT

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