



## Verulam Place, Bournemouth, Dorset, BH1 1DW

**Guide price £139,995**

£139,995 (Share of freehold) BOURNEMOUTH TOWN CENTRE. Take a look at this top floor character converted apartment located in Verulam Place in the heart of the town centre. This apartment has a modern fitted kitchen, lounge, Good size double bedroom and an en suite bathroom with white suite. It is also being offered with "NO FORWARD CHAIN". It is modern electric heating and upvc double glazed. Council Tax band is A. This would make an ideal first time buy or Investment property. It has a super long lease of 958 years with annual management charges of only £600.00 and peppercorn ground rent. A great property to get onto the property ladder with this property and with low running costs. Overall measurements are 44SQ Meters.





## FRONT DOOR INTO KITCHEN

10'8" x 6'11" (3.26 x 2.11)

Communal entrance with stairs leading to the top floor leading to the apartment. New Wooden white painted front door leading into the kitchen. White ceiling and walls with laminate flooring. A range of light wood colour wall, base and drawer units with laminate worktops. Wooden framed Velux window. Light switch, plug sockets and fuse switches. Sink with drainer and metal fittings. Integrated under worktop fridge. Space and plumbing for washing machine. Four ring electric hob, extactor and electric oven with pull down door and controls.

## LOUNGE

12'11" x 12'2" (3.96 x 3.71)

Wooden door leading from the kitchen into the lounge room. White ceiling and walls and fitted carpet. Upvc double glazed window overlooking front aspect. Modern heater. Light switch, plug sockets and TV socket. Door leading into the bedroom.

## BEDROOM

13'2" x 11'9" (4.03 x 3.60)

Wooden door leading into this spacious double bedroom. White ceiling and walls and fitted carpet. Upvc double glazed window to rear aspect. Wall mounted electric heater. Ceiling lighting. Light switch and plug sockets. Door leading into the en suite bathroom.

## BATHROOM

9'10" x 6'1" (3.02 x 1.86)

Wooden door leading from the bedroom into this good size bathroom. White ceiling, part tiled and part emulsion painted walls with lino flooring. Upvc double glazed window to rear aspect. Heated towel rail. White wc with seat and lid and cistern flush. White sink with chrome effect fittings. White bath with side panel and glass shower screen.

## TENURE

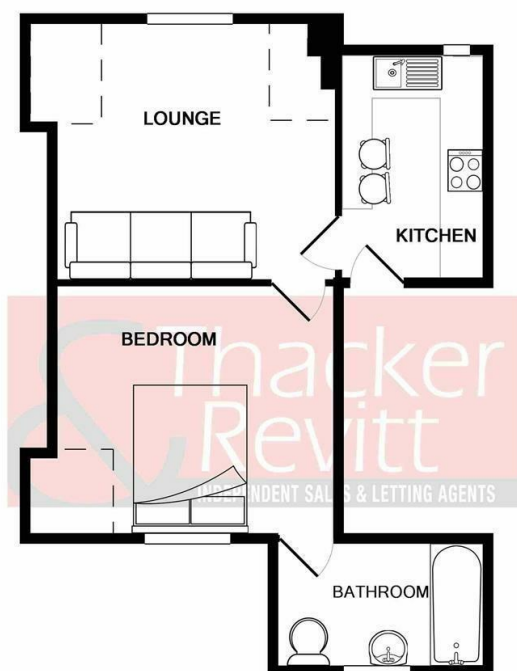
The property is "SHARE OF FREEHOLD" with 958 years remaining on the lease.

Management Charges: We have been advised £600.00 Per Annum

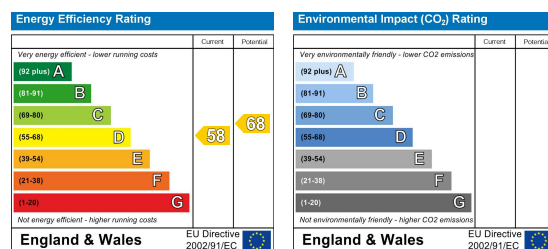
Ground Rent: Peppercorn Rent

The property is also being offered with "NO FORWARD CHAIN". This would make an ideal first time buyer or Investor.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD