



Price Guide £425,000

Penthouse, 40 Tregonwell Road, Bournemouth, BH2 5NT



SAXE COBURG™

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### Main Description

Superb two double bedroom, two bathroom Penthouse Apartment situated in this well presented character conversion. The stylish kitchen features integrated oven, washer dryer, fridge freezer and induction hob with Clerkenwell graphite handleless units and LED spotlights throughout. The two double bedrooms are well proportioned with the principle bedroom having the benefit of a modern en-suite shower room. The main bathroom is finished in white stone and grey porcelain with shower attachment over the bath. The spacious lounge/diner is light and airy with impressive Velux windows that open to provide a roof balcony.

Accommodation also includes entry phone system, CCTV on entrance, car parking and bike store.

### Area

With seven miles of golden sands and sparkling sea, the vibrant cosmopolitan town of Bournemouth has it all. Explore a vast variety of shops, restaurants, bars and holiday accommodation, seafront hotels, quality B&Bs, a buzzing nightlife and endless countryside with beautiful award winning gardens and water sports galore.

### Tenure

Leasehold: New 125 year lease

Service Charge: TBC approx £1200 per annum

Ground Rent: £250 per annum

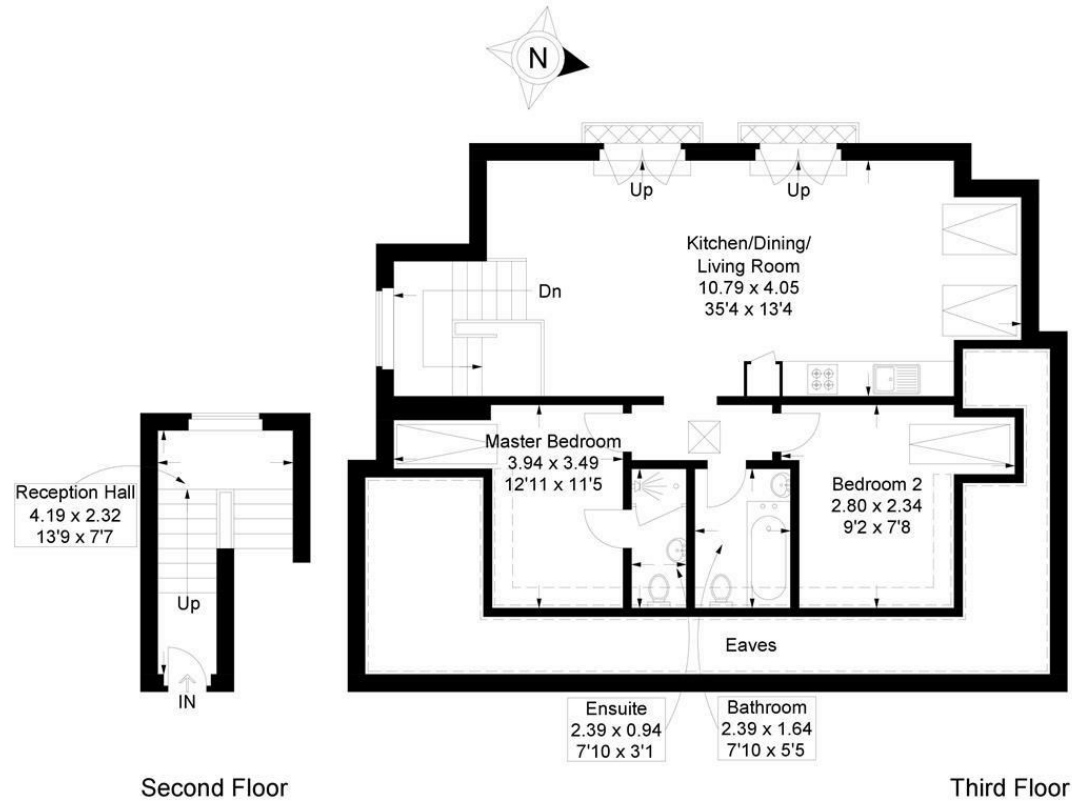


### FEATURES & SPECIFICATIONS

- Holiday Lets Permitted
- Popular Town Centre Location
- Large Living/Kitchen Area
- Well Presented
- Modern Bathroom
- Two Double Bedrooms
- Ensuite Shower Room
- Parking & Bike Store
- New Lease
- Pets Allowed

# Tregonwell Road, Bournemouth

Approximate Gross Internal Area = 80.2 sq m / 864 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 23.6 sq m / 254 sq ft  
 Total = 103.8 sq m / 1118 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 66                      | 81        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (02 plus) A   |  |                         |           |
| (01-01) B   |  |                         |           |
| (09-00) C   |  |                         |           |
| (55-00) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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