

**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



FLOOR PLAN





MAIN FEATURES

- Two Double Bedrooms
- First Floor Apartment
- Spacious Reception Room
- Separate Kitchen
- Long Lease
- No Forward Chain

Area

A fantastic opportunity to purchase this spacious two double bedroom first floor apartment situated in a popular BH14 Branksome location within easy reach of Branksome Train Station, Bus Links, Shopping Facilities, Westbourne & Penn Hill.

About This Property

The property is accessed via a shared communal entrance on the ground floor. The private staircase leads to the large first floor landing with access to all rooms.

The apartment boasts a spacious reception room that provides ample space for both eating and relaxing with a large focal fireplace. The separate fitted kitchen is a good size & is in need of modernisation.



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Sleeping accommodation consists of two well-proportioned double bedrooms, both of which offer plentiful space for bedroom furniture & storage. The bedrooms are served by the family shower room that consists of a shower, w/c & basin.

In need of modernisation this property would make an ideal first-time-buy or buy-to-let investment.

Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

Tenure

Leasehold

Circa 107 Years Remaining

Service/Maintenance Charge; As & When

Ground Rent: £150 Per Annum

Predicted Rental: £950pcm

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.

£160,000

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 79        |
| (69-80) <b>C</b>                            | 65      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

