

**37 Viscount Court**

**24/26 Owls Road, Bournemouth, Dorset, BH5 1AF**



**PRICE: £110,000**

**Lease: 125 years from 1995**

**Property Description:**

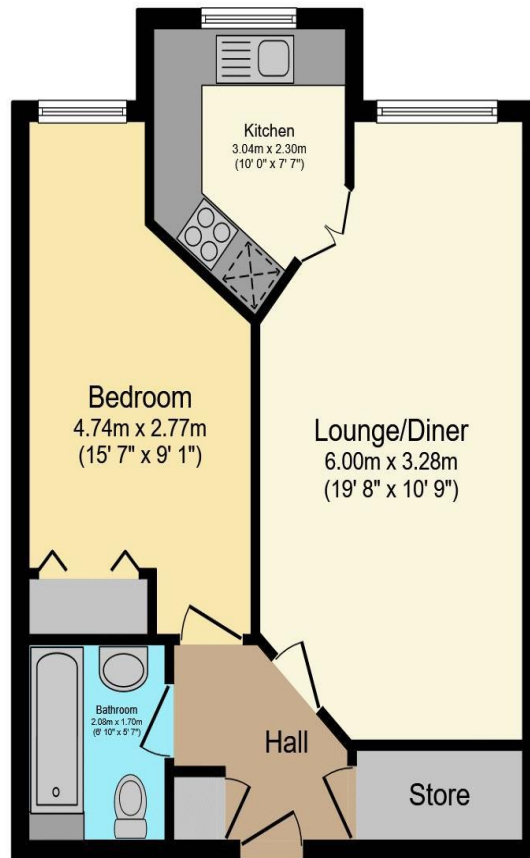
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Viscount Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 49 properties arranged over 3 floors each served by lift. It is well situated between the shopping precinct with high street shops and the pier and beach, in this re-vitalised area of Bournemouth. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge  
Development Manager  
24 hour emergency Appello call system  
Communal Satellite Dish (additional fees apply)  
Lift to all floors

Guest Suite  
Communal Laundry  
Minimum Age 60  
Lease 125 years from 1995



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 49.2 m<sup>2</sup> (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(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, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.08.24**

**Annual Ground Rent:**

**£516.78**

**Ground Rent Period Review:**

**2039**

**Annual Service Charge:**

**£2725.30**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.