





## welcome to

## **Sybil House Lansdowne Mews, Bournemouth**

A well presented two double bedroom apartment ideally located within moments of Bournemouth Town Centre, transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from private allocated parking and a share of freehold















Total floor area 54.8 sq.m. (590 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

A well presented two double bedroom apartment ideally located within moments of Bournemouth Town Centre, transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from private allocated parking from the apartment, separate kitchen, modern bathroom and a share of freehold. An internal viewing is highly recommended.

The property is entered via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a sunny south facing living room with large bay window. A modern fitted kitchen offers a range of floor and eye level units finished with a contrasting work surface. The kitchen includes an integrated oven, hob, extractor fan and washing machine.

Completing the accommodation is the apartments two double bedroom served by a modern bathroom finished with part tiled walls and comprising a modern white suite including a WC, wash hand basin and panel bath with shower over head.

The property is conveyed with one allocated parking space and can be offered for sale fully furnished.

#### **Entrance Hall**

### Lounge

15' 6" max x 9' 2" ( 4.72m max x 2.79m )

#### Kitchen

9' 1" x 6' 5" ( 2.77m x 1.96m )

#### **Bedroom One**

15' 11" Restricted head height x 9' 1" Restricted head height ( 4.85m Restricted head height x 2.77m Restricted head height )

#### **Bedroom Two**

15' 8" max x 9' 1" ( 4.78m max x 2.77m )

#### **Bathroom**

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## **Sybil House Lansdowne Mews, Bournemouth**

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- ALLOCATED PARKING SPACE WITHIN CAR PORT
- CLOSE PROXIMITY TO BOURNEMOUTH TOWN **CENTRE AND BEACHES**
- SUNNY SOUTH FACING LIVING ROOM

Tenure: Leasehold EPC Rating: C

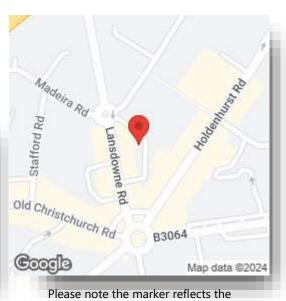
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000









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Property Ref: WTN109089 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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postcode not the actual property



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