



Forest House Russell Cotes Road, Bournemouth BH1 3UB

welcome to

Forest House Russell Cotes Road, Bournemouth

Fantastic SEA VIEWS across the sandy beaches and town centre. A very rare opportunity to live in one of Bournemouth's most sort after building's. Situated on the seventh floor, two double bedrooms, bathroom, large lounge opening on to the Southerly facing balcony





Entrance Hall

Lounge

18' 11" x 13' 5" max (5.77m x 4.09m max)

Dining Room

8' 8" x 8' 4" (2.64m x 2.54m)

Kitchen

9' 1" x 7' 5" (2.77m x 2.26m)

Bedroom One

13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom Two

13' 11" x 10' 5" (4.24m x 3.17m)

Bathroom

Toilet

Balcony

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). Powered by www.focalagent.com

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Forest House Russell Cotes Road, Bournemouth

- Seventh floor, Two double bedroom apartment
- Large Sitting/Dining Room with L-Shaped Balcony & Superb Sea Views
- Secure Underground Parking
- Breathtaking views over Bournemouth Pier to Old Harry Rocks
- Sold with a share of the freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 997 years from 14 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109727



Property Ref:
WTN109727 - 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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