

Bourneview Court St. Stephens Road, BOURNEMOUTH BH2 6JJ



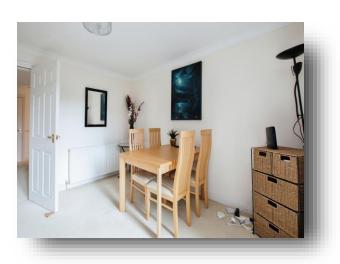
welcome to

Bourneview Court St. Stephens Road, BOURNEMOUTH

Presenting this fabulous two double bedroom, one reception first-floor apartment, Located in a secure gated community, with carport parking, this gem is nestled in a sought-after neighbourhood. Modern kitchen, en-suite to master and access to the balcony via the lounge















Total floor area 65.9 m² (710 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). Powered by www.focalagent.com

Entrance Hall

Lounge 20' 9" x 10' 11" (6.32m x 3.33m)

Balcony

Kitchen 10' 7" max x 9' 9" (3.23m max x 2.97m)

Bedroom One 10' 11" max x 9' 3" (3.33m max x 2.82m)

Ensuite

Bedroom Two 9' 5" x 9' 3" max (2.87m x 2.82m max)

Bathroom

welcome to

Bourneview Court St. Stephens Road, BOURNEMOUTH

- Two Double Bedrooms
- First Floor Apartment with Balcony
- Gated Community with Allocated Car Port Parking
- 199 Year Lease from 2001
- Sold with No Forward Chain

Tenure: Leasehold EPC Rating: C Council Tax Band: D Service Charge: 1050.00 Ground Rent: 125.00 This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Feb 2001. Should you require further information please contact the branch. Please Note additional fees

could be incurred for items such as Leasehold packs

offers in the region of

£234,950





view this property online fox-and-sons.co.uk/Property/WTN109009



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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

fox & sons



01202 512606



Winton@fox-and-sons.co.uk

367 Wimborne Road, BOURNEMOUTH, Dorset, BH9 2AO



fox-and-sons.co.uk



Property Ref: WTN109009 - 0007