



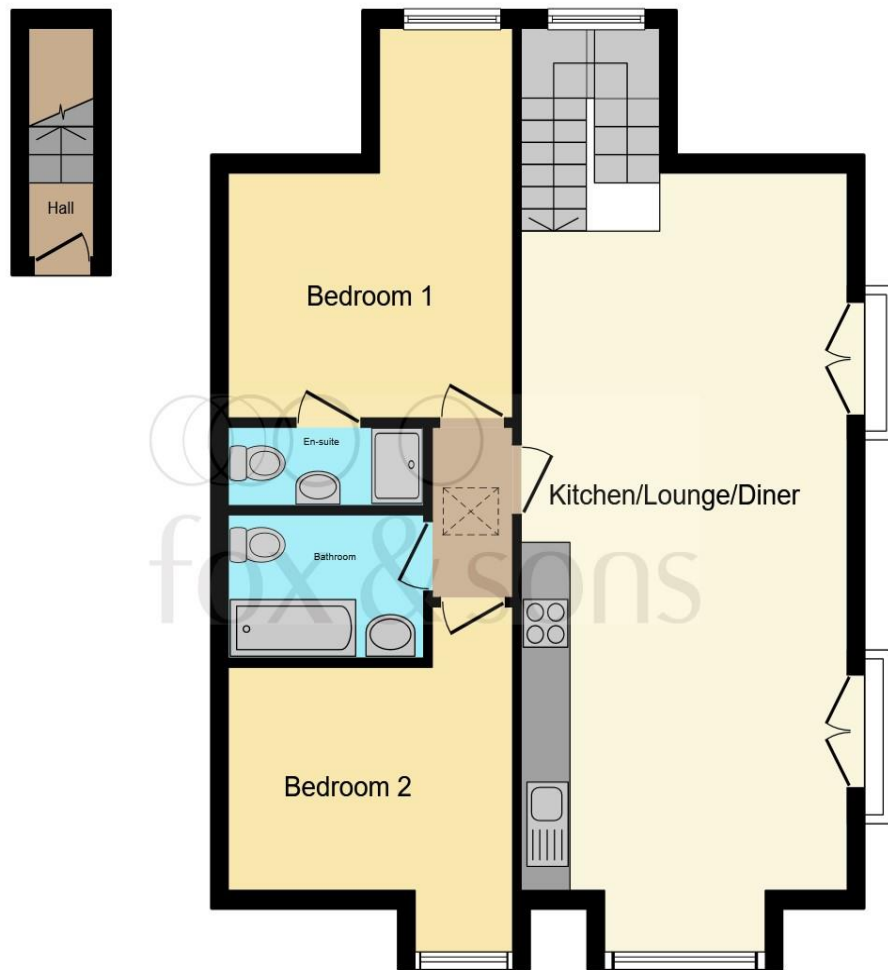
Tregonwell Road, Bournemouth BH2 5NT

welcome to

Tregonwell Road, Bournemouth

An immaculately presented two-bedroom penthouse apartment offering bright, spacious, and contemporary accommodation throughout. This exceptional home is offered to the market with no onward chain and benefits from a brand-new 125-year lease.





Ground Floor

First Floor

Agents Notes The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Kitchen/Lounge/Diner

31' 8" Max x 13' 3" (9.65m Max x 4.04m)

Bedroom 1

11' 5" Max x 9' 2" (3.48m Max x 2.79m)

Bedroom 2

13' 9" Max x 11' 5" (4.19m Max x 3.48m)

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

welcome to

Tregonwell Road, Bournemouth

- NO FORWARD CHAIN & NEW LEASE
- HOLIDAY LETS PERMITTED
- NEW 125 YEAR LEASE
- PETS PERMITTED
- IMMACULATELY PRESENTED TWO BEDROOM PENTHOUSE APARTMENT

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£259,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110398



Property Ref:
WTN110398 - 0005

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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fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk