

Ground Floor Purpose-Built Flat with Off Road Parking
Tenure: Leasehold (60 years remaining) approx 36 sq meters (387 sq ft)

Flat 2 Viscount Court, 121A Viscount Walk,
Bournemouth, BH11 9TH

Price £90,000

- Porch
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Storage Cupboard
- PVCu Double-Glazing
- Gas Central Heating
- Allocated Parking Bay
- Near to Local Amenities
- Ideal Buy-to-Let Property
- Short Lease— 60 Years remaining

1-bedroom GROUND FLOOR, purpose-built flat occupying a convenient location close to public Transport links. The property benefits from a spacious lounge/dining room, separate kitchen and a large double Bedroom. This property has the potential to make an ideal buy-to-let investment.

Accommodation and approximate room sizes:

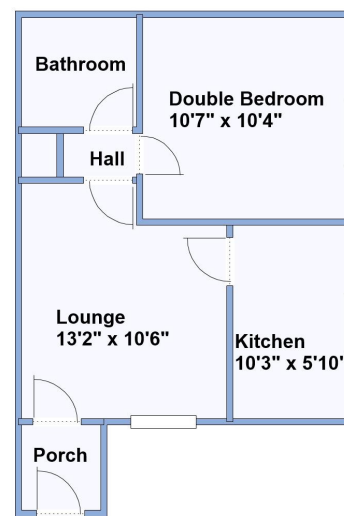
- **Porch.**
- **Lounge/Dining Room:** Space for Lounge and Dining suite. Window overlooking side aspect.
- **Kitchen:** Range of base and wall units. Work tops with inset sink unit. Space for cooker, washing machine & fridge/freezer. Wall mounted gas combination boiler.
- **Double Bedroom:** Large bedroom with front aspect.
- **Bathroom:** Panelled bath with mixer tap and shower attachment with glass screen fitted. Vanity wash basin & WC. Extractor fan.
- **Gas Central Heating**
- **Maintenance** is completed on an 'as & when' basis and is the responsibility of the Flat owner.
- **Lease:** 99 years from 1987 (approx 61 years remaining)
- **Council Tax Band 'A'**
- **Energy Rating : 'C'**



Parking Bay



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05101



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Bedroom



Bedroom



Kitchen



Lounge/Dining Room



Lounge/Dining Room