



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Derby Road, Bournemouth

- Ground floor flat
- French doors lead to a patio area
- Residents parking
- No forward chain

£175,000

EPC Rating 'C'





Property Description

Ground floor flat situated in Bournemouth's highly sought after East Cliff, being within walking distance of Bournemouth Town Centre shops, the pier and award winning blue flag sandy beaches. Ideal for owner occupiers looking for a first time purchase or second home by the sea. Roysdean Manor is a stylish development which retains many original features.

The accommodation comprises entrance lobby, entrance hall, lounge, fitted kitchen/breakfast room, two bedrooms and bathroom. French doors in both the lounge and breakfast area allow access to the outside. Although not demised the apartment owners have been allowed to maintain the patio area immediately adjacent to the French doors. There is also the use of the beautifully maintained communal gardens. Further benefits include the use of the residents parking, gas fired central heating and no forward chain.



Approximate measurements as follows.

Lounge 4.26m x 4.09m (both maximum measurements).

Kitchen/diner 5.84m x 3.63m maximum narrowing to 2.33m into the kitchen area.

Bedroom 1 - 4.13m maximum x 3.57m maximum.

Bedroom 2 - 3.08m x 2.29m.

TENURE AND CHARGES

Tenure: Leasehold, approximately 104 years remaining.

Ground Rent £275 per annum.

Service Charges: Approximately £2000 per annum

Please note all flats have received a section 20 notice to replace the roof. The sellers have lowered the price of the flat to reflect this, however they fully understand a potential buyer may not have access to such funds when purchasing their first home to cover the new roof, therefore they may consider covering all the cost for a slightly higher price.

Section 20 Notice: Roof works -

Notice of additional payments required:

2024 1st October £1000 (paid)

2025 1st Feb £1000 (paid) , 1st April £2500 (paid) , 1st October £3000

2026 1st April £3500 , 1st October £1500

2027 1st April £2000 , 1st October £1000

2028 1st April £1000 - End

Council Tax Band: C

EPC Rating: C







GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.