



## **Derby Road, Bournemouth**

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

**£175,000** EPC Rating 'C'





Flat 4 Roysdean Manor, 5 Derby Road, Bournemouth, BH1 3PT



## 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.



\*\*\*\* A house is made of \*\*\*

Walls & Beams

A home is built with \*\*

Jooe & Dreams









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







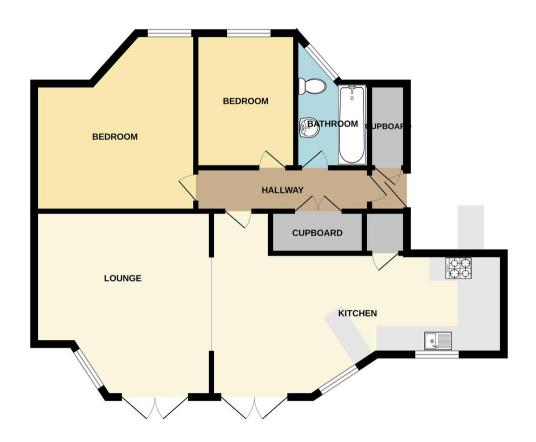








## **GROUND FLOOR** 749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 7.49 sq.ft. (69.6 sq.m.) approx. yt has been made to ensure the accuracy of the floorplan contained here, measurements, command any prefer feet man the approval one of an expossibility is been for any entropy, statement. This plan is for illustrative purposes only and should be used at such by any seet. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.