

FOR SALE



Lansdowne Gardens, Bournemouth
Asking Price Of £100,000


MARTIN & CO



Lansdowne Gardens, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £100,000

- EXCELLENT YIELD 11.70%
- Retirement Apartment for over 55'
- PETS Welcome Subject to Approval
- Double Bedrooms
- Lift Service to All Floors

Restharrow is a prestigious purpose-built retirement residence home built in 1988, offering a refined living experience exclusively for those aged 55 and above. This residence, complete with a lift service catering to all floors, encompasses a collection of 65 thoughtfully designed apartments. Ideally situated in a tranquil residential area adjacent to Dean Park, Restharrow boasts a convenient proximity to Bournemouth town centre, ensuring easy access to a myriad of amenities and services. The location is further enhanced by excellent bus and rail connections, facilitating seamless travel for the discerning residents.

Impeccable service is at the heart of Restharrow, as exemplified by the presence of a dedicated house manager who operates from an office within the building providing invaluable support and coordinates the development's operations, ensuring a well-organized and harmonious living environment. In addition, non-resident management staff are readily available to cater to residents' needs. To prioritize safety and peace of mind, a 24-hour careline alarm service is in place to promptly address any emergencies that may arise outside regular operating hours.

Restharrow's advantageous location near Bournemouth Train Station presents residents with convenient direct links to major cities, allowing for



effortless exploration and travel. The vibrant city of the property through a private front door, you are Bournemouth itself offers a wealth of attractions, greeted by an inviting entrance hallway. This area including its renowned sandy beaches stretching for features a useful storage cupboard and provides access miles, a vast shopping centre to fulfil retail desires, and to the principal rooms, creating a seamless flow a plethora of entertainment options such as theatres, throughout the apartment.

cinemas, a bowling alley, and golf courses. The The lounge/kitchen area serves as a standout feature of delightful public gardens in the vicinity add a touch of this exceptional property. Bathed in natural light streaming through large windows, the lounge exudes an natural beauty to the surroundings. airy ambiance, complemented by the plush carpet

Within the welcoming community of Restharrow, residents can partake in a variety of engaging social flooring. The open-plan kitchen seamlessly integrates activities designed to foster companionship and with the lounge and offers an array of well-appointed enjoyment. From delightful coffee mornings to themed base and eye-level work units, providing ample storage events celebrating Easter, Summer, Halloween, and space. Furthermore, this thoughtfully designed kitchen Christmas. Additionally, charitable initiatives and includes provisions for domestic appliances. fundraising events further contribute to the vibrant spirit

of this exceptional retirement haven. Occasional fish wardrobes, allowing for efficient storage solutions, has and chip lunches provide a taste of traditional double-glazed and carpet flooring. indulgence, while the cherished Christmas lunch, often

held at a local hotel, allows residents to revel in festive double-glazed window and the carpet flooring. merriment. The second bedroom is a double and like the main bedroom, offers a peaceful retreat. It has a double-

This bright and spacious two-bedroom apartment is The shower room has a walk-in shower, elegantly tiled, situated on the third floor with lift access. Upon entering accompanied by a suite comprising a low-level WC and



a wash hand basin with a shower attachment, offering both style and practicality.

Parking spaces are available at the front of the building, ensuring easy access to vehicles.

Restharrow also presents a selection of superb communal facilities, including a welcoming lounge, well-maintained communal gardens, guest facilities enabling residents to host visitors comfortably.

Entrance Hallway 9' 7" x 5' 7" (2.93m x 1.71m)

Lounge / Kitchen 24' 0" x 9' 9" (7.33m x 2.98m)

Bedroom 9' 10" x 9' 7" (3.00m x 2.93m)

Bedroom 11' 3" x 8' 3" (3.44m x 2.54m)

Shower Room 8' 2" x 4' 11" (2.50m x 1.50m)

Tenure - Leasehold

Lease Term -125 years from 21 November 1990

Remaining Lease - 92 years

Service Charge - £4,400 p.a

Ground Rent - £154 p.a.

Council tax – B; EPC - C

Tenant in situ £975 pcm

Yield 11.70%

DISTANCES:

200 mts to A338 Wessex Way

600 mts to Bournemouth High Street

800 mts to Meyrick Park & Golf Course

1.1 km to Award-Winning Sandy Beaches

1.7 km to Bournemouth Pier

3.2 km to Castle Point Shopping Centre

6.6 km to Bournemouth International Airport

7.0 km to Hengistbury Nature Reserve

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 will be no delay in agreeing the sale.

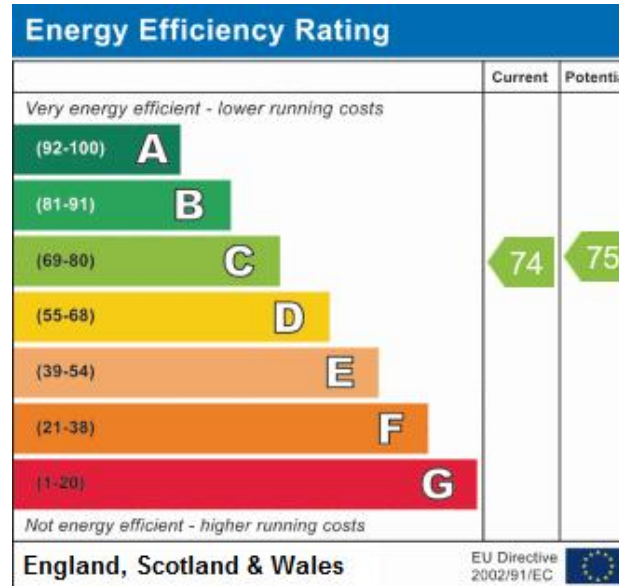
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

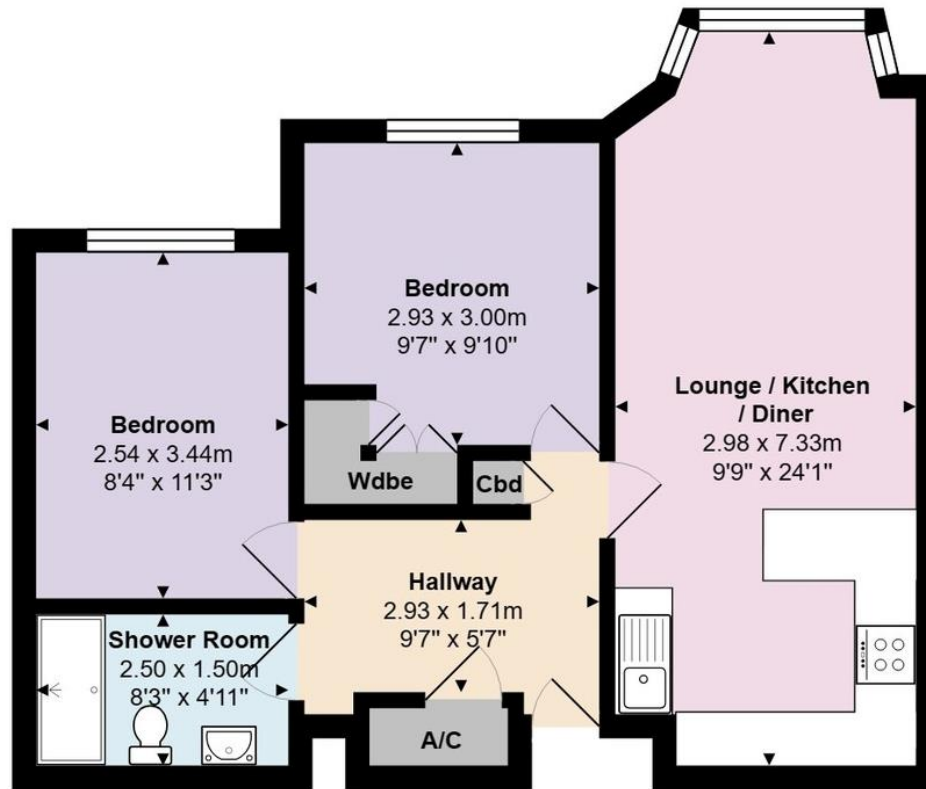
please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Total Area: 52.4 m² ... 564 ft²

All measurements are approximate and for display purposes only



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



