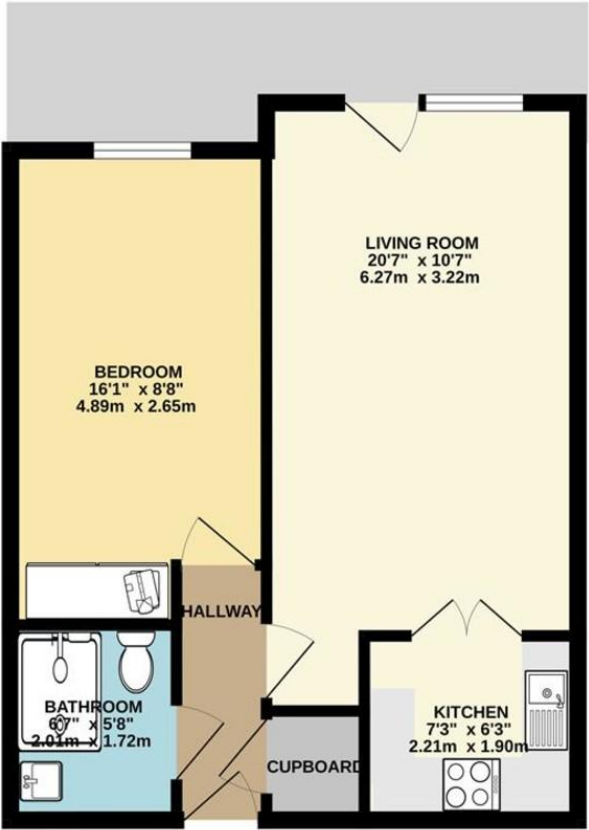




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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 Metrepx v2024



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.



Sea Road, Boscombe, Bournemouth

Asking Price Of £110,000



Fairhaven Court, Sea Road
BH5 1DG

Key features:

- Ground Floor Retirement Apartment
- Own South West Facing Patio
- Recently Redecorated
- Modern Fitted Shower Room
- Modern Dimplex Quantum Heating
- Double Glazed-New Eco Frame and Glazing
- Popular and Convenient Location
- On Site House Manager

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Description. Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

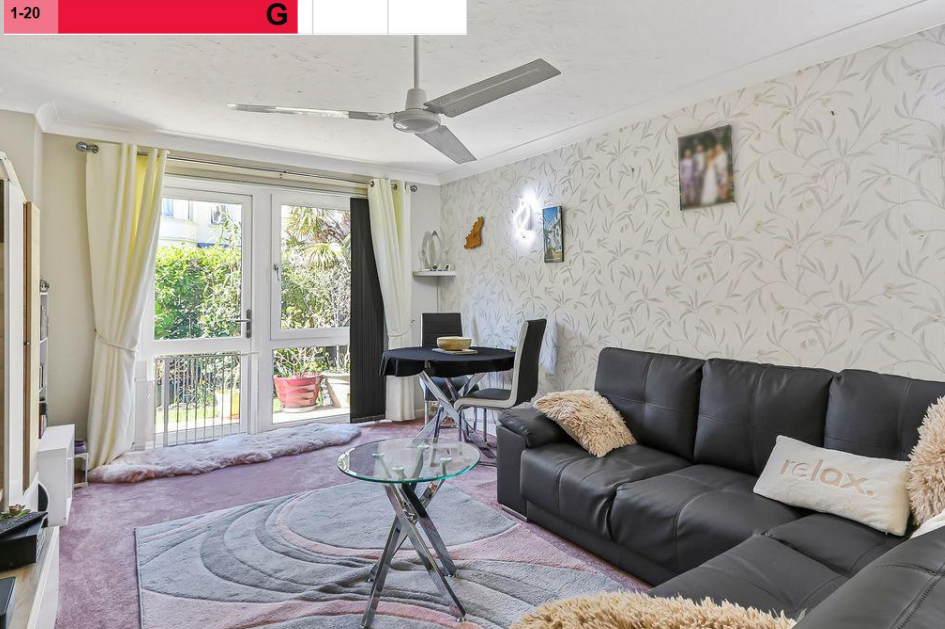
5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

A superb one bedroom ground floor apartment with own South West facing patio area. Situated in a popular over 60's retirement development in a convenient location just a few hundred yards from the shopping Center and easy access to Boscombe pier and seafront. Recently updated the property is well presented through and ready to move into.

The building and grounds are well kept throughout, having recently been redecorated and always well presented. You enter the building via a security entry intercom system giving access to all communal areas, lifts, laundry room and communal lounge.

As we enter the property we step into the entrance hallway, that has a good size



storage cupboard housing the thermal hot water store and providing access to all other principal rooms in the flat.

The living area is a warm room providing space for the sofas, the dining table and TV storage unit. Double doors lead you out on to your own patio with access to communal grounds and gardens. The afternoon sun floods in making the room bright and airy.

The property benefits from state of the art Quantum electric heaters throughout that help to keep cost for heating ultra-low.

The Kitchen sits just off of the lounge and can be accessed via glazed double doors, and where you will find ample work surfaces, storage cupboards, and space for appliances.

The Bedroom is a spacious double with window to front aspect meaning lots of sunlight, built in double wardrobes, Dimplex Quantum electric heater, and wall lights.

The Shower Room, benefits from a recently fitted shower with mains pressure and cubicle, wash hand basin with vanity unit, and low level W/C fully tiled.

Outside - A real feature is the paved patio which has a sunny aspect, mature hedging and shrubbery offers a good deal of seclusion.

Communal Areas. A popular block with resident house manager and Careline assistance. Communal Lounge is popular with many, residents laundry room is available if needed.

Agent Notes
Leasehold 125 years from 1991 = 91 years remaining
Maintenance £1,270 per half year
Ground Rent £223.00 per half year
Council Tax Band C
Pets – Not Permitted
Holiday Lets – Not Permitted
Mains Utilities are Connected

