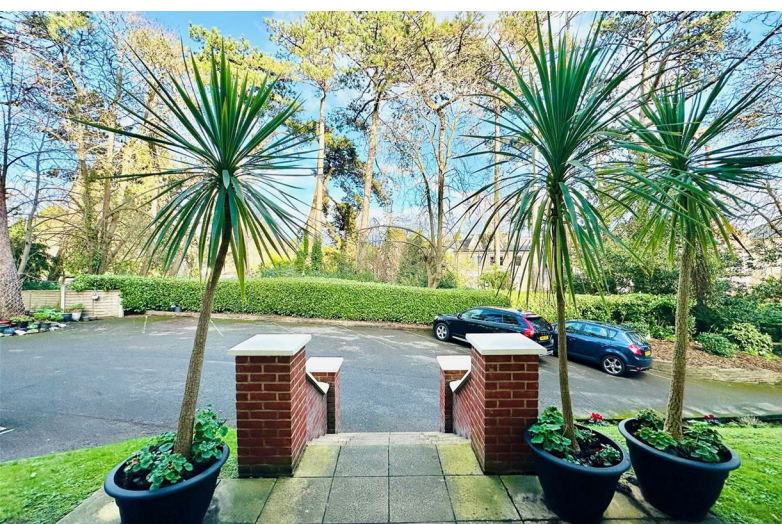


01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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## Flat 10 Bassett House

Bournemouth, Dorset, BH1 3QJ

£220,000 Leasehold





- Character Building in Conservation Area
- First Floor Apartment
- Well Presented Throughout
- Closeby to Award Winning Beaches
- EPC Pending & Council Tax Band C
- Two Double Bedrooms
- Communal Gardens
- Allocated Parking Space
- Moments from Town Centre & Main Transport Links
- No Onward Chain

Formerly The Bassett Hotel, Bassett House has since been sympathetically converted into residential apartments. This character building is located in a sought after tree-lined location close to both sea and shops.

This generously proportioned first floor two double bedroom apartment is situated to the rear of the building, and is presented in immaculate condition throughout with modern open-plan living accommodation.

Set in large mature landscaped grounds, Bassett House is accessed via a secure gated entrance and intercom, with the benefit of one allocated parking space.

Knyveton Road, East Cliff is a popular part of Bournemouth, located to the south east, neighbouring both Bournemouth Town Centre and Southbourne.





### Communal Entrance

Arriving through the original entrance porch via secure entry phone access, an inner door leads into the beautiful presented original grand communal reception hall. The charming feature sweeping staircase and balustrading lead up to the first floor, enjoying the opulent surrounding period features. The apartment is located directly to the left hand side to the rear of the property.

### Entrance Hallway

Wall mounted entry-phone. Carpet flooring, Pendant light. Radiator. Leads directly into the bathroom and continues into the living room area.

### Bathroom 13'11" x 5'10" (4.25 x 1.80)

A generously sized modern four piece bathroom suite with tile enclosed bath with chrome mixer taps and shower attachment over, pedestal wash hand basin with a chrome mixer taps, WC with central flush and large walk in shower enclosure with wall mounted thermostatically controlled power shower. Chrome heated towel rail, part tiled walls and ceramic tiled floor.

### Living Room 29'11" x 11'6" (9.13 x 3.51 )

Side aspect UPVC sash window. 'L' shaped open plan living accommodation flowing through the kitchen area and hallway and accessing both bedrooms. Carpet flooring. Pendant light. Radiator.

### Kitchen Area 11'10" x 9'11" (3.61 x 3.03)

Side aspect UPVC sash window. The kitchen is fully fitted with a matching range of wooden floor and wall cabinets with granite effect worktops over and marble style splash-backs. Inset sink unit with mixer tap. Inset Gas hob with canopy style extractor over. Built-in multi-function double-oven. Range of integrated appliances including; fridge-freezer, dishwasher and washing machine/dryer. Wooden effect flooring and inset ceiling spot lights. Integrated Worcester Boiler.

### Bedroom 1 12'2" x 9'8" (3.73 x 2.96)

A generous double bedroom to the rear of the property. Dual aspect UPVC sash windows. Grey Carpet. Radiator. Pendant Lighting.

### Bedroom 2 11'4" x 9'8" (3.47 x 2.97)

A generous second double bedroom to the rear of the property. Dual aspect UPVC sash windows. Grey Carpet. Radiator. Pendant Lighting.

### Outside

There are communal grounds and the property is accessed via electrically operated gates. Allocated parking space.

### Tenure

Leasehold - 109 Year Lease

Ground Rent £250 (2024)

Service Charge £2220 (2024)

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Council Tax Band C

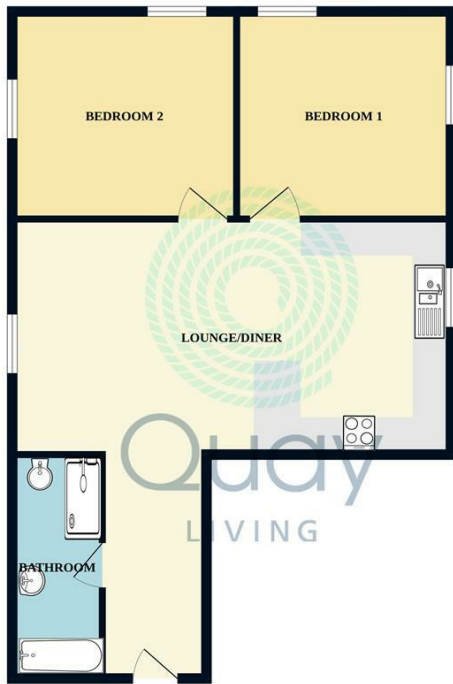
EPC rating Pending \*

Environment Agency Flood Risk: Very low risk of surface water flooding; Very low risk of flooding from rivers and the sea

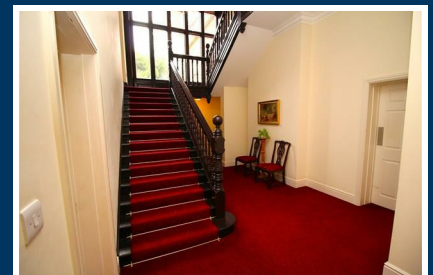
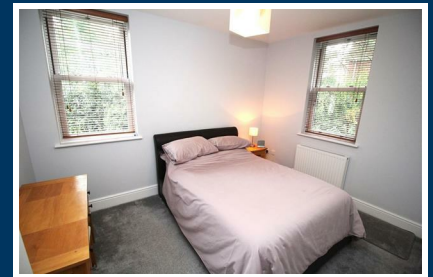
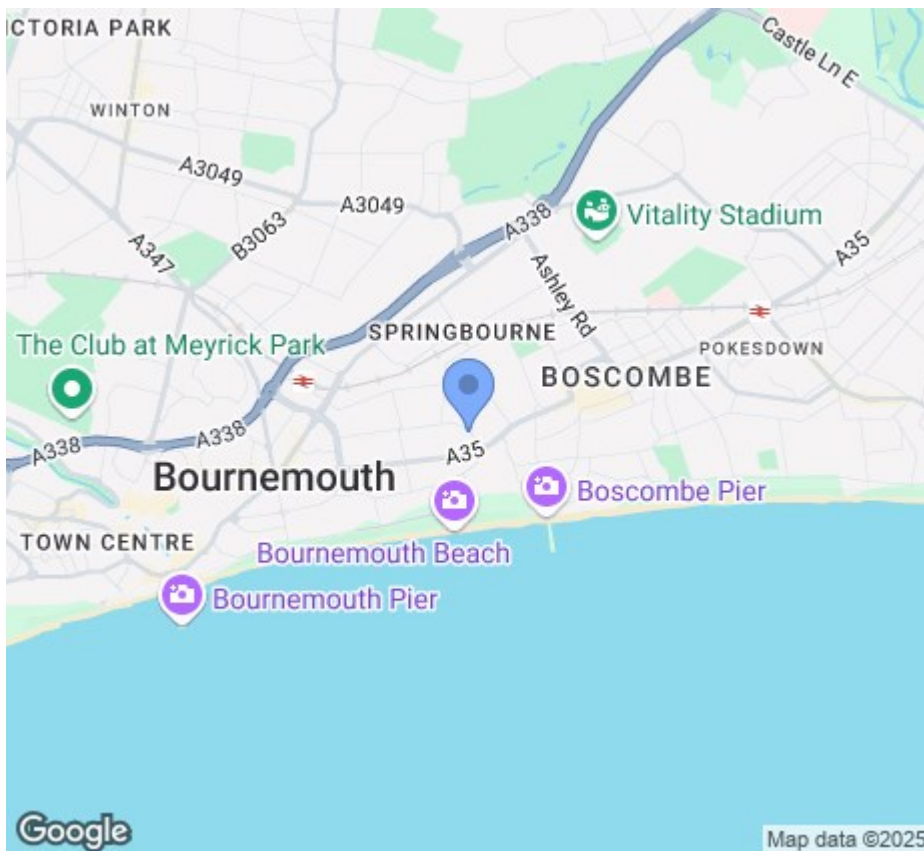
Broadband: Standard 15 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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