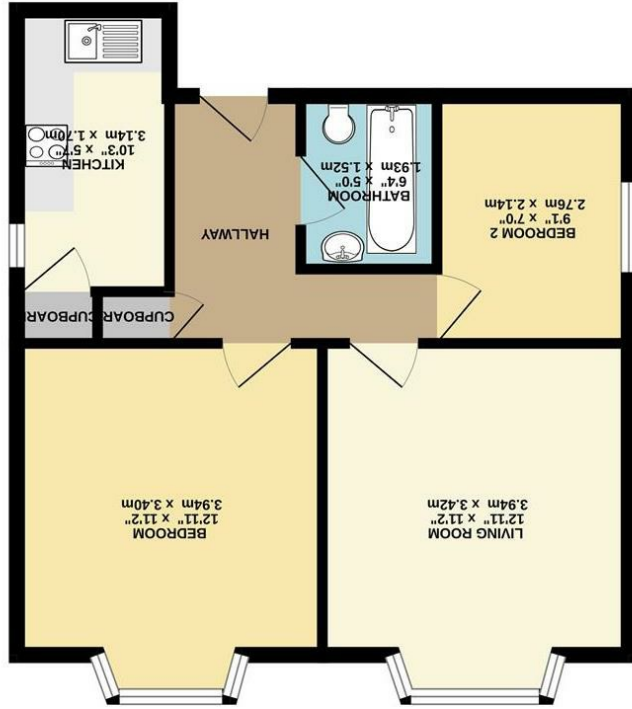


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.  
Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

While every effort has been made to ensure the accuracy of the information contained here, measurements of rooms, corridors, stairs and other areas are approximate and should be used as a guide only. It is recommended that prospective purchasers, tenants or leaseholders obtain their own measurements and verify the accuracy of the information contained here. Measurements are taken to the nearest millimetre (0.001m).



GROUND FLOOR  
491 sq. ft. (45.6 sq.m.) approx.

**FLOOR PLAN**



**Kings Court 476 Holdenhurst Road**  
Bournemouth, BH8 9AQ, Asking Price £175,000



## MAIN FEATURES

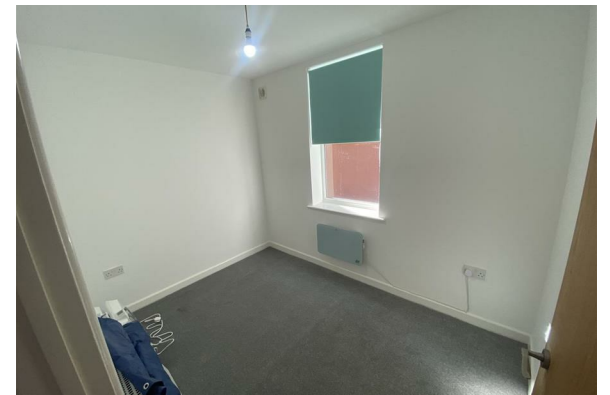
- Two Bedrooms
- Purpose Built Block
- Long Lease
- No Forward Chain
- Secure Entry Intercom System
- Double Glazed
- Convenient Location
- Superb Buy to Let Investment
- Near By 5\* Award Winning Sandy Beaches
- Communal Gardens

### Description

Lovett Estate Agents are pleased to present this two bedroom ground floor apartment situated in a modern purpose built block just a short distance from Kings Park & Boscombe Centre. Also, easy access to Bournemouth and Charminster with plenty of public transport close by.

Accommodation via the security entry intercom system leading the to communal hallway. Access via front door to entrance hallway which leads to your lounge with the bay window to the front aspect. A separate good size kitchen with a range of storage units and space for appliances, plus a further built in storage cupboard. Bedrooms consist of a good size master with bay to the front, second bedroom with side aspect. A modern three piece bathroom serves the property.

Outside the communal gardens further benefit from a communal bike store. This property would make an ideal buy to let investment or first time buy.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovettinternational.com)

### Area

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

### Tenure

- Leasehold: 110 Years Remaining
- Ground Rent: £275 PA
- Service Charge: £1,100 PA
- Estimated Rental Return: £1,050pcm
- Council Tax Band: B
- EPC Rating: E

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

**Asking Price £175,000**

