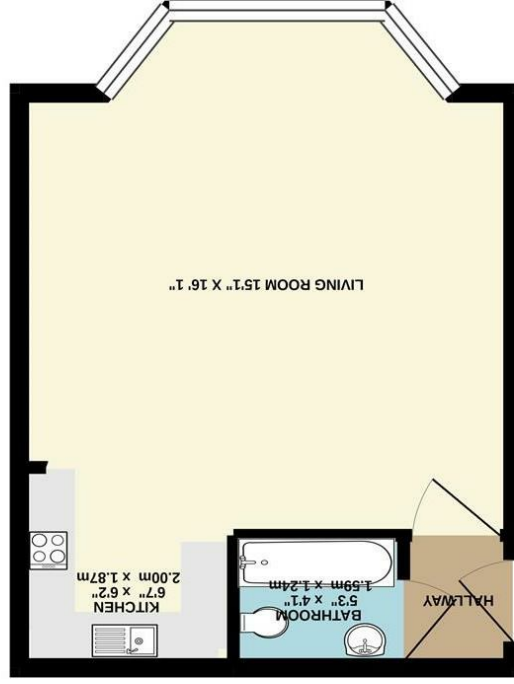


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

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GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

FLOOR PLAN



MAIN FEATURES

No Forward Chain
 Attention First Time Buyer
 Bright & Spacious Studio Apartment
 Furniture Included
 Secure Intercom Entry System
 Bournemouth Airport (6 Miles)
 Winner of Best Beach 2023 (TripAdvisor) & Promenade (100 Metres)
 Bus Stop (20 Metres)
 Bournemouth Town Centre (0.5 Miles)
 Train Station (1.7 Miles)

Summary

** Spacious First Floor Studio Apartment in a Stunning, Sought After Seaside Location ** 5* Award Winning Sandy Beaches ** Entrance Hallway ** Character Features Including Bay Window & High Ceilings ** Open Plan Kitchen/Living Room ** Three Piece Bathroom ** No Forward Chain ** Estimated Rental Return £700-750pcm ** 87 Year Lease Remaining ** On Street Parking ** Superb First Time Buy **

Area

Situated on the Cliff Top, Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre (0.5 miles) with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth (1.7 miles) which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport (6 miles) offering flights to an amazing 35 different European destinations.

Tenure

Tenure: Leasehold
 Lease: 87 Years Remaining
 Ground Rent: £50 per annum
 Service Charge: £1,030 per half year
 Building Insurance: Included in Service Charge
 Management Company: Napier Management
 Estimated Rental Return: £700-750 PCM
 Council Tax Band: A
 Pets: Permitted via Freeholders Consent
 Holiday Lets: Not Officially Permitted

MORTGAGE PURCHASE? - We are partnered with AN IN-HOUSE MORTGAGE BROKER WHO CAN FIND THE BEST FINANCE-SOLUTIONS TO PURCHASE THIS PROPERTY.

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.



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Offers Over £105,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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	

