

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

These drawings have been made to ensure the accuracy of the floorplan contained in the particulars. They are not intended to be used as a guide for construction or for any other purpose and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee is given as to their quality or efficiency.



GROUND FLOOR  
487 sq. ft. (45.3 sq. m.) approx.

FLOOR PLAN



**Burlington Mansions Owls Road**  
Bournemouth, BH5 1AP, Price Guide £180,000

## MAIN FEATURES

- Holiday Lets Permitted
- Large South Facing Sun Terrace
- Share of Freehold
- Sea and Surrounding Views
- Well Presented Throughout
- Allocated Parking Space
- No Forward Chain
- Sought After Location
- Prestigious Block
- Security Entry

### Area

Boscombe Spa 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.

### Summary

A super two double bedroom converted second floor apartment located in a character block in a popular and sought after location. Large sun terrace is located off the lounge with sea and surrounding views. Well presented throughout and ready to move into this property is idea for both holiday letting and long-term letting as they are permitted in the lease, making it a great investment, ideal holiday home or live-in property alike. No forward chain.



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### Description

A fantastic two bedroom second floor apartment with a private south-facing terrace, located in the East Wing of the stunning Burlington Mansions.

Constructed in 1868 by Sir Henry Drummond Wolff Burlington Mansions is a truly stunning grade two listed building in a highly sought after location at the head of Boscombe Chine, a few hundred metres from Bournemouth's award winning beaches and Boscombe Pier. Built to an Italian Renaissance style the property is steeped in history, formally used as the opulent Burlington Hotel before being sympathetically converted into luxury apartments over a number of years, whilst retaining its Victorian splendour.

The property is accessed via stairs or lift to the second floor. Stepping into the property you are greeted by the entrance hall. To the left you will find the lounge with double doors providing superb views with sea glimpses, with stairs lead to a private south-facing terrace, ideal for alfresco dining and entertaining. The kitchen is recessed off of the lounge and provides cupboard storage and workspace, oven and hob, space for washing machine and fridge freezer.

The apartment benefits from two double bedrooms, both have a character feel with windows facing towards the sea, which are served by the family bathroom.

Sure to be popular early viewing is advised. Call Lovett Estate Agents to schedule a viewing.

### Tenure

- Share Of Freehold
- Underlying Lease: 999
- Service/Maintenance Charge: Circa £2000 Per Annum
- Potential Rental Return: £1,300pcm
- Holiday Lets: Permitted
- Pets: Not Permitted
- Council Tax: Band 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.



## Price Guide £180,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

