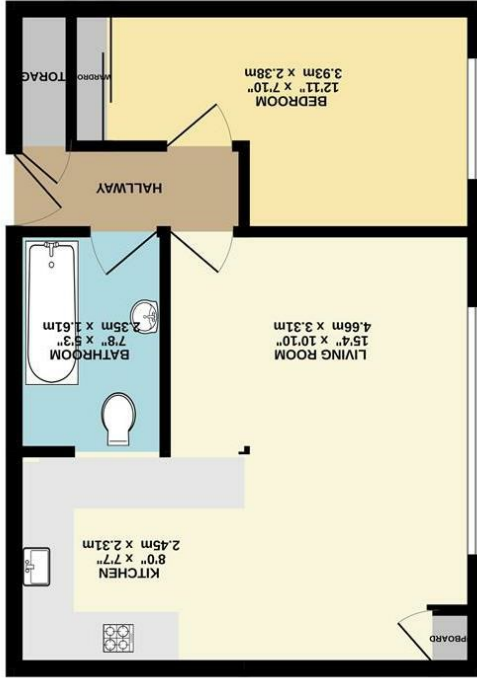


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**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
Agents Note: At no time have we undertaken 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

When every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, alcoves and other areas are approximate and should be used as a guide only. Prospective purchasers should verify measurements and agree to them before completion of the purchase. Measurements are to the internal face of walls unless otherwise stated. Measurements are to the internal face of walls unless otherwise stated. Measurements are to the internal face of walls unless otherwise stated. Measurements are to the internal face of walls unless otherwise stated.



SECOND FLOOR WITH SEA VIEWS  
398 sq. ft. (37.0 sq.m.) approx.

FLOOR PLAN



**Flat 33 15-17 Durley Gardens**  
Bournemouth, BH2 5HZ, Offers Over £190,000

## MAIN FEATURES

- Sea Views
- Share of Freehold
- Superb First Time Buy or Buy to Let Investment
- Sought After Cliff Top Location
- Next To Award Winning Sandy Beaches
- Second Floor
- On Road Parking
- One Double Bedroom
- Immaculately Presented Throughout
- Modern Fitted Kitchen & Bathroom With Integrated Appliances

## Area

Situated on the Cliff Top, Next to 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) offers a varied schedule of flights to a number of European destinations

## Tenure

- Tenure: Share of Freehold
- Underlying Lease: 966 Years Remaining
- Ground Rent: NIL
- Service Charge: £1,332 per annum
- Building Insurance: Included in Service Charge
- Management Company: Napier Management
- Estimated Rental Return: Estimated £950pcm
- Pets: Permitted via Freeholders Written Consent
- Holiday Lets: Not Permitted
- Council Tax: Band A

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.

## Offers Over £190,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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	



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