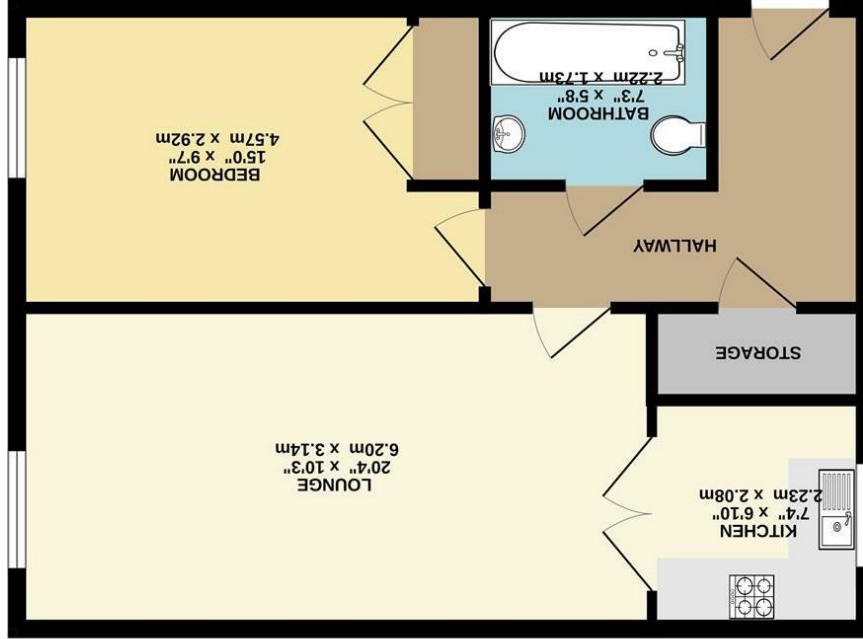


PROPERTY OF THE PREMISES AND CONDITION / WORKING ORDER OF SERVICES, PLANTS AND EQUIPMENT

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 illustrate the layout of the proposed new measurements of doors, windows, rooms and any other items and are not intended to be used as a basis for any contract. They are to be used for information only and are not intended to be used as a basis for any contract. The drawings, plans and elevations have been prepared by the architect as to their accuracy or otherwise. They are not intended to be used as a basis for any contract. They are to be used for information only and are not intended to be used as a basis for any contract. They are to be used for information only and are not intended to be used as a basis for any contract.



THIRD FLOOR  
540 sq. ft. (50.2 sq.m.) approx.

FLOOR PLAN



Flat 41, Viscount Court, 24 Owls Road  
Bournemouth, BH5 1AF, Offers Over £110,000

## MAIN FEATURES

- Over 60's Retirement Apartment
- 97 Year Lease
- Spacious Throughout
- One Double Bedroom
- Parking & Visitors Spaces
- Lift Access To All Floors
- Well Presented
- Communal Laundry Room
- Building Manager
- Near To The Beach

### Area

### Description

The apartment is located on the enviable Viscount Court. There is a lift or stair access available from the communal hallway. Stepping into the property you are greeted by the welcoming entrance hall that is light and airy with a large useful store cupboard. The property boasts an impressive reception room which offers ample space for both eating and relaxing.

Double doors lead into the separate fitted kitchen that benefits from integrated appliances, generous work-space and a pleasant outlook. Sleeping accommodation consists of a spacious double bedroom which provides ample space for bedroom furniture and storage as well as benefiting from the built in wardrobe. The bedroom is served by the modern bathroom with w/c, basin.

Outside the property benefits from well maintained communal grounds with multiple seating areas as well as both first come first served and visitor parking. Further benefits include; entry phone system, live in house manager, the use of a communal lounge.

Well presented throughout viewing comes highly recommended to appreciate all this superb apartment has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

### Tenure

Tenure: Leasehold  
 Lease: 97 Years Remaining  
 Ground Rent: £516 per annum  
 Service Charge: Approximately £2,500 per annum  
 EPC: C  
 Council Tax: C

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 £110,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(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	

