

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

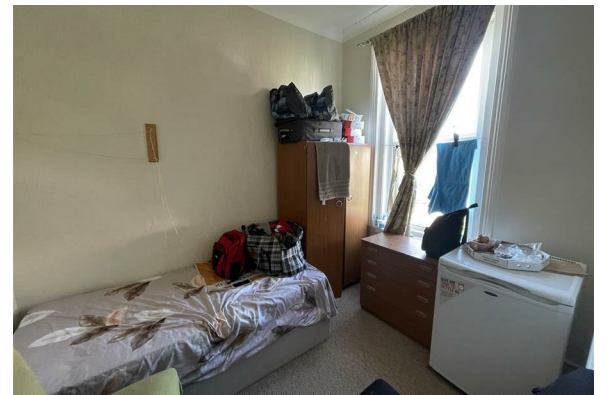
FLOOR PLAN



Flat 6. 7 Campbell Road
Boscombe, Bournemouth, BH1 4EP, £120,000

MAIN FEATURES

- Convenient Location
- Cul De Sac Location
- Security Entry
- Parking Not Allocated
- Double Glazed
- Long Lease



Area

Bournemouth is an extremely popular location. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains. 5* Award Winning Sandy Beaches, Pier, Promenade and the Town Centre are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce. There is a main line train station at Bournemouth and Pokesdown, which provide direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Summary

A one bedroom first floor flat situated in a convenient location close to Boscombe Town Centre and easy access to the sea front. Well presented, the property with first come first served parking and would make an idea first time buy or rental investment.



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Description

The block is set in a cul de sac location on a corner plot offering small communal gardens to the front with parking on a non allocated basis to the side. Ample road parking is available immediately to the front and side. Property comprises communal entrance and stairs via security entry to the first floor landing. Front door to the hallway, storage cupboard. Lounge with window to front aspect and double opening doors to Kitchen. Windows to front, range of work surfaces with storage cupboards, built in oven and hob, space for further appliances, part tiled. Bedroom, window to the front. Bathroom, panelled bath, low level w.c, wash hand basin, part tiled, window to front.

Tenure

- Leasehold with 154 years remaining, executed on exchange.
- Ground Rent - Nil
- Service Charge £622.50 half yearly (£1,245 p.a.)
- Current tenant pays £654 per calendar month
- Council Tax Banding A

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Lovett International Estate Agents Ltd. 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.



£120,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	75	
(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	

