

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, etc. are for information only and should be used as a guide only. Measurements are taken to the face of walls and doors and are not guaranteed. Measurements are taken to the face of walls and doors and are not guaranteed. Measurements are taken to the face of walls and doors and are not guaranteed.



FOURTH FLOOR

FLOOR PLAN



43 Hampshire Court 53 Bourne Avenue
Bournemouth, BH2 6DW, Asking Price £135,000

MAIN FEATURES

- Balcony With Views Over Town Centre
- Estimated Rental Return: £900pcm
- One Double Bedroom
- Long Lease
- Enviably Town Centre Location
- Superb First Time Buy or Buy To Let Investment
- Modern Kitchen/Living Room With Breakfast Bar
- Modern Fitted Shower Room
- Near By 5* Award Winning Sandy Beaches
- Lift To All Floors

Area

Situated in the Town Centre with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. There is a main line train station at Bournemouth which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport (Approx 6 miles) offers a varied schedule of flights to a number of European destinations.



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Summary

A one double bedroom apartment set on the fourth floor of Hampshire Court in the heart of Bournemouth Town Centre opposite Central Gardens. The property would make a fantastic first time buy or buy-to-let investment. The apartment is offered with no forward chain,

Access via a secure buzzer system to the well maintained communal hallway. There is a lift which services all floors and the flat is situated on the fourth floor benefitted from lovely view both to the front and rear of the property. Accommodation comprises entrance hallway, one double bedroom with utility room/office off of, lots of storage, modern fitted shower room and kitchen open to the living room which offers plenty of room for relaxing and dining. There is a balcony suitable for alfresco dining and relaxing in the sunshine.

Tenure

- Tenure: Leasehold
- Lease Length: 111 Years Remaining
- Ground Rent: NIL
- Service Charge: 2.21% = £342.44 Per Month
- Service Charge Includes: Heating, Hot Water, Sewerage, Buildings Insurance, General & Lift Maintenance and Reserve Fund
- Potential Rental Income: £900pcm
- Council Tax: Band A
- Pets: Not Permitted
- Holiday Lets: Not Permitted

Asking Price £135,000

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

