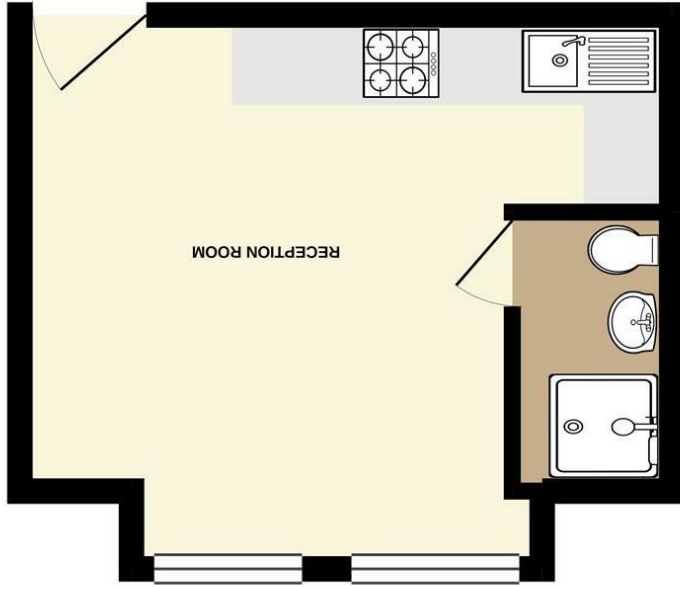


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.

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

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FIRST FLOOR  
183 sq. ft. (17.0 sq.m.) approx.

FLOOR PLAN



**Apartment 4 St Georges Court 4 Cecil Road**  
Bournemouth, BH5 1DU, Asking Price £79,950

## MAIN FEATURES

- Superb First Time Buy or Buy To Let Investment
- Electric Heating
- Three Piece Shower Room
- High Ceilings
- Bay Window
- Kitchen/Living Room
- Well Maintained Communal Areas
- Under Counter Fridge Freezer & Washing Machine
- Parking
- Near By Award Winning Beaches

## Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. 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 Chine Gardens 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 Pokesdown and Bournemouth which provides 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.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

## Description

A well presented first floor studio apartment, situated in a popular location close to both Boscombe Town Centre, Boscombe Pier and the sea front. Ideal as an investment purchase with a tenant in situ. The accommodation comprises; good size living space with high ceilings and large bay window, a fitted kitchen area with electric hob, oven under, stainless steel sink with side drainer, tiled splashback, washing machine, under counter fridge/freezer, vinyl flooring and a range of wall and base units. and a tiled three piece shower room with extractor fan. The property also benefits from a secure entrance intercom system, well maintained communal hallways, allocated off-street parking for one vehicle, double glazing and right to manage.

## Tenure

- Tenure: Leasehold
- Lease Length: 125 years from January 2011 (109 Remaining)
- Service Charge: £254 per 6 months
- Ground Rent: £175.00 per annum
- Block benefits from Right to Manage
- St Georges Court RTM
- Current Rental Income: £495pcm [Periodic]
- Council Tax: Band A
- Holiday Lets: TBC
- Pets: TBC

**Asking Price £79,950**

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

