

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

When every effort has been made to ensure the accuracy of the boundaries contained here, measurements of areas, volumes, contents and other items are approximate and should be used as a guide only. It is recommended that prospective purchasers should have their own surveyor or quantity surveyor to verify the measurements. Measurements are given to the nearest millimetre unless otherwise stated.



GROUND FLOOR (30.0 sq.m.) approx.

FLOOR PLAN



Flat 7. 4 Gunville Crescent
Bournemouth, BH9 3QA, Offers Over £125,000

MAIN FEATURES

- No Forward Chain
- Superb First Time Buy or Buy To Let Investment
- Fantastic Local School Catchment
- First Floor Apartment
- Parking
- Garage
- Communal Gardens
- Electric Heating
- Separate Kitchen & Three Piece Bathroom
- Share of Freehold

Area

A sought after location positioned in a cul-de-sac on the Muscliff Estate, perfect for access to excellent primary and secondary schools, doctors surgery, tesco express, dentist and pharmacy, bus stops (to town centre, Castlepoint shopping centre, JP Morgan/Chase, RB Hospital), Stour Valley Nature Reserve, Muscliffe Park and other green spaces, and nearby Bournemouth with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. Convenience Store. 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 offers a varied schedule of flights to a number of European destinations.



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Summary

** A well presented first floor studio apartment with parking, communal garden and a garage ** Accessed via a secure intercom system to the well maintained communal hallway. Stairs to the first floor landing. Accommodation comprises living room with fold down double bed, dining area, built in wardrobe and rear aspect windows overlooking the gardens. Separate modern fitted kitchen and three piece bathroom. Further storage cupboards, electric heating and double glazing. Outside there is plenty of parking available to residents and visitors and a garage.

The property would make a superb first time buy or buy to let investment. There is a share of the freehold and no ground rent payable. There is no forward chain.

Tenure

- Tenure: Share of Freehold
- Lease: Long 955 Year Underlying Lease
- Ground Rent: NIL
- Service Charge: £600p/a
- Potential Rental Return: £700PCM
- Management Company: TBC
- Council Tax Band: A
- EPC: D



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 £125,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		65	
(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	

