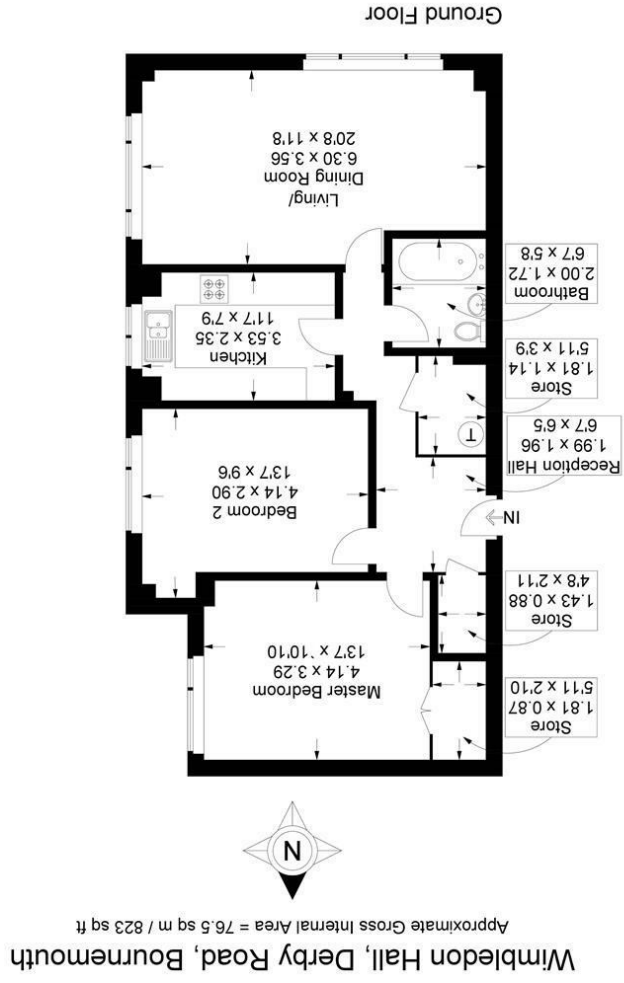


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



FLOOR PLAN



3 Wimbledon Hall 3 Derby Road
Bournemouth, BH1 3PP, Offers Over £200,000

MAIN FEATURES

- No Forward Chain
- Two Double Bedrooms
- Sought After Location
- Well Maintained Building
- Secure Garage Parking and Plenty of Residents/ Visitor Parking
- Well Appointed Fitted Kitchen
- Modern Fitted Bathroom
- Extremely Well Presented Throughout
- Access Via Secure Intercom System
- Near By 5* Award Winning Sandy Beaches

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 fantastic opportunity to purchase this well-presented two double bedroom ground floor apartment situated in a sought after location close to the seafont and local amenities.

The apartment is accessed via a communal entrance. Stepping into the property you are greeted by the welcoming entrance hallway that provides access to all rooms and useful storage. The property boasts a spacious reception room that provides a perfect space for dining and relaxing. The separate kitchen is well-appointed with ample workspace and cupboard storage.



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

Sleeping accommodation consists of two well-proportioned double bedrooms which offer plentiful space for bedroom furniture and storage. The master bedroom benefiting from fitted wardrobes The bedrooms are served by the modern family bathroom that consists of a shower-over-bath, w/c and wash basin.

Further benefits include; entry phone system. Extremely well maintained grounds with plenty of visitors and residents parking available and further secure gated garage parking.

Well-presented throughout a viewing is highly recommended to appreciate all this property has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to book your viewing appointment.

Tenure

- Tenure: Leasehold
- Lease: 88 Years
- Ground Rent: £10 Per Year
- Service Charge: £120 per month
- Building Insurance:
- Management Company: Aster
- Potential Rental Return: £1,250 per calendar month
- Pets: Permitted via Freeholders Consent - Ask Upon Ownership
- Holiday Lets: Not Permitted
- Council Tax: Band B

MORTGAGE PURCHASE? - We are partnered with AN IN-HOUSE MORTGAGE BROKER WHO CAN FIND THE BEST FINANCE-SOLUTIONS TO PURCHASE THIS PROPERTY.

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 £200,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

