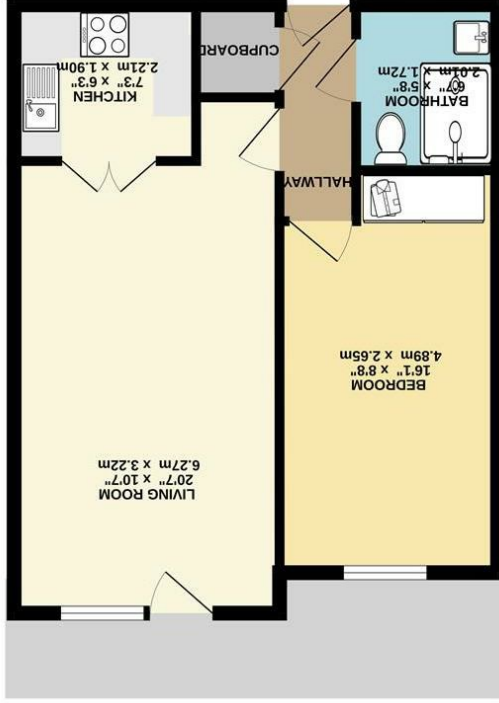


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

When every effort has been made to ensure the accuracy of the information contained herein, measurements of rooms, areas, volumes and distances are approximate and should be used as a guide only. We accept no liability for any errors or omissions. The services, fixtures and appliances shown are based on the information provided to us by the seller. We do not warrant their condition or operation. We are not responsible for any damage to the property or any loss of any kind. We are not responsible for any loss of any kind. We are not responsible for any loss of any kind.



GROUND FLOOR
453 sq. ft. (42.1 sq. m.) approx.

FLOOR PLAN



Fairhaven Court, Sea Road
Bournemouth, BH5 1DG, £127,500

MAIN FEATURES

- Ground Floor Retirement Apartment
- Own South West Facing Patio
- Recently Redecorated
- Modern Fitted Shower Room
- Modern Dimplex Quantum Heating
- Double Glazed-New Eco Frame and Glazing
- Popular and Convenient Location
- On Site House Manager
- Careline Assistance
- Good Size Rooms

Area

Boscombe is a 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.

Summary

A superb one bedroom ground floor apartment with own South West facing patio area. Situated in a popular over 60's retirement development in a convenient location just a few hundred yards from the shopping centre and easy access to Boscombe pier and seafront. Recently updated the property is well presented through and ready to move into.



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Description.

The building and grounds are well kept throughout, having recently been redecorated and always well presented. Flat 7 is accessed via security entry and communal areas. Front door leads to Hallway, good size storage cupboard, also housing thermal hot water store. Living Area, a spacious room with space for lounge and dining table, door and picture window with views and access to private patio. Afternoon sun floods in making the room bright and airy, Quantum electric heater. Kitchen accessed via glazed double doors, range of work surfaces with storage cupboards, space for appliances. Bedroom, a spacious double with window to front aspect, built in double wardrobes, Dimplex Quantum electric heater, wall lights. Shower Room, recently fitted shower with mains pressure and cubicle, wash hand basin with vanity unit, low level w.c. fully tiled. Outside - A real feature is the paved patio which has a sunny aspect, mature hedging and shrubbery offers a good deal of seclusion. Communal Areas. A popular block with resident house manager and Careline assistance. Communal Lounge is popular with many, residents laundry room is available if needed.

Tenure

Leasehold 125 years from 1991 = 92 years remaining
 Maintenance £1,200 per half year [£2,400 p.a.]
 Ground Rent £226.65 per half year [£453.30 p.a.]
 Council Tax Band C

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.

£127,500

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		73	
(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	

