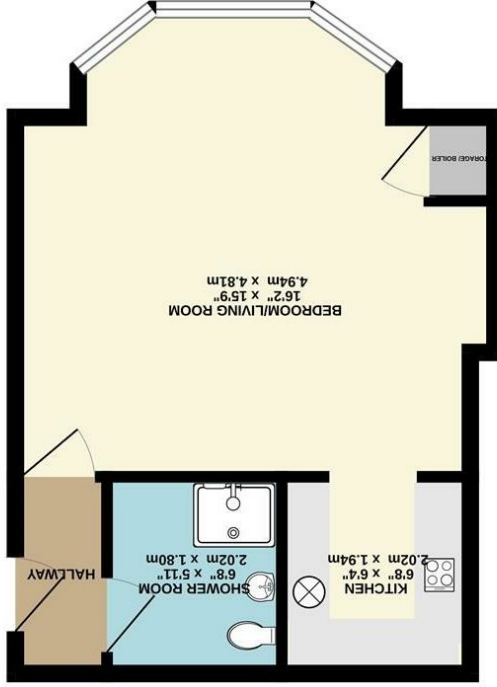


Integrity of the premises and condition / working order of services, plants and equipment

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

With every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and floor areas are approximate and no responsibility is taken for any error. Measurements are given in metres and feet and inches. The accuracy of the measurements is guaranteed as to their accuracy by reference to the original drawings. Measurements are given in metres and feet and inches. The accuracy of the measurements is guaranteed as to their accuracy by reference to the original drawings.



FIRST FLOOR
329 sq. ft. (30.5 sq. m.) approx.

FLOOR PLAN



Crag Hall 15 - 17 Durley Gardens
Bournemouth, BH2 5HZ, Asking Price £120,000

MAIN FEATURES

- 100 Meters to the Beach
- 967 Year Lease
- Communal Lift
- Spacious Studio Apartment
- On Road Parking
- Sought After Location
- Well Presented Throughout
- Train Station 1.7 miles to Southampton and London
- Suitable Second Home or Holiday Home
- Superb First Time Buy or Investment Property

Area

Situated in the sought after Cliff Top Location, next to Bournemouth's award winning, Sandy Beaches, with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre [0.5 miles] with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth [1.7 miles] which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport [6 miles] offers a varied schedule of flights to 35 destinations.

Summary

** Seaside Apartment, First Floor Studio ** Superb Investment or First Time Buy ** Stunning, Sought After Cliff Top Location with Steps Leading to the 5* Award Winning Sandy Beaches ** Short Walk to Town Centre ** Entrance Hallway** Separate Kitchen ** Three Piece Shower Room ** Spacious Living Area / Bedroom with Rear Aspect Bay Window ** Feature High Ceilings ** No Forward Chain ** Estimated Rental Return £750pcm ** Share Of Freehold with 967 Year Lease ** On Street Parking ** Extremely Well Managed Building With Water & Sewerage Included in Service Charge **

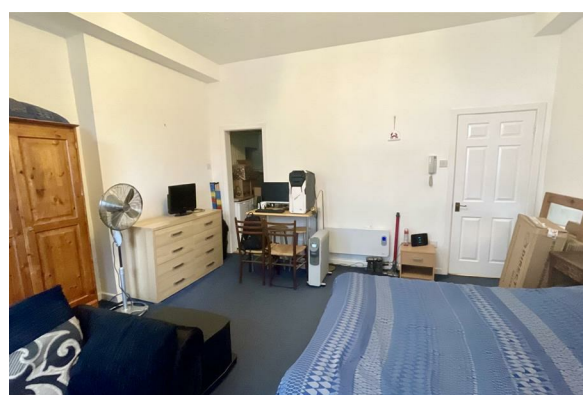
Tenure

Tenure: Leasehold
 Underlying Lease: 967 Years Remaining
 Ground Rent: NIL
 Service Charge: Approx £809.23 per Half Year.
 Building Insurance: Included in Service Charge
 Management Company: Napier Management
 Estimated up to date Rental: Estimated £750pcm
 Pets: Permitted via Freeholders Written Consent
 Holiday Lets: Not Permitted
 Parking: Unrestricted On Road
 Council Tax: Band A

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.



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Asking Price £120,000

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	

