





House and Son are pleased to offer for sale this two bedroom ground floor apartment within a short distance of Boscombe shopping centre and the playing fields of Churchill Gardens. Schools for all ages are close by as well as the sandy beaches of Boscombe and Bournemouth. The interchange for train and coach travel is also within a mile as are notable supermarkets.

The property is in need of some modernisation but is offered with no forward chain. The accommodation briefly comprises, entrance hall, living room with kitchen area, two bedrooms, shower room, under stairs cupboard and allocated parking. With the benefit of a lease with one hundred and two years remaining, UPVC double glazed windows, gas fired central heating and a communal garden.

ENTRANCE HALL

6' 0" x 3' 9" (1.83m x 1.14m) plus 13' 0" x 3' 4" (3.96m x 1.02m) plus 3' 11" x 3' 4" (1.19m x 1.02m)

UNDERTAIRS CUPBOARD

7' 4" x 2' 6" (2.24m x 0.76m)

LIVING ROOM/KITCHEN

13' 10" x 12' 10" (4.22m x 3.91m) plus bay window 8' 1" x 2' 9" (2.46m x 0.84m)

BEDROOM ONE

12' 11" x 9' 7" (3.94m x 2.92m) narrowing to 5' 7" (1.7m)

BEDROOM TWO

8' 8" x 8' 1" (2.64m x 2.46m)

SHOWER ROOM

8' 4" x 5' 0" (2.54m x 1.52m)

ALLOCATED PARKING

For one car situated at the front of the development.



COMMUNAL GARDENS

To the rear of the property mainly laid to lawn with mature trees and shrubs.

TENURE AND CHARGES

Tenure: Leasehold - 125 years from 12th November 2003

Ground Rent: Nil

Service Charges: £880 per annum plus £220 per annum for the buildings insurance

Council Tax Band: A

EPC Rating: D

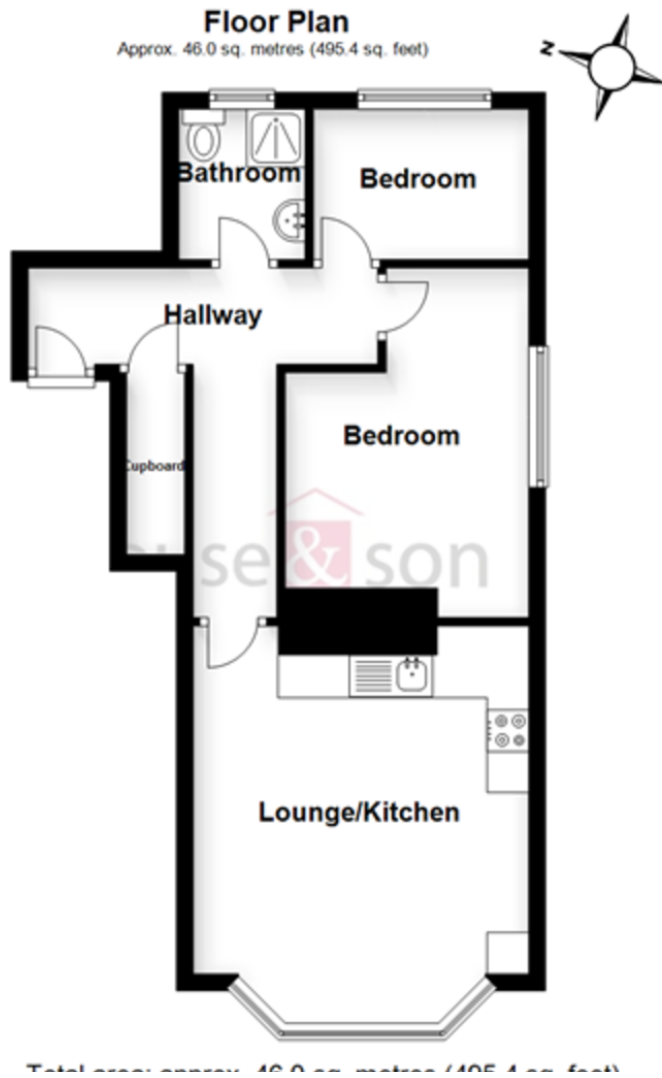
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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