





HOUSE & SON

Seafront apartment with outstanding views of Bournemouth Bay and the Purbeck coastline beyond. Situated in the ever-popular development of Elizabeth Court, with the 'Zig Zag' path immediately in front; leading to the golden sandy beaches of Bournemouth.

Benefitting from three bedrooms, living room, kitchen, two balconies, bathroom, additional cloakroom and ample storage cupboards. There is a secure underground residents parking, as well as generous visitor parking

COMMUNAL ENTRANCE

ENTRANCE HALL

12' 3" x 4' 2" (3.73m x 1.27m) plus 8' 8" x 3' 4" (2.64m x 1.02m) plus 12' 1" x 3' 2" (3.68m x 0.97m)

With useful cloaks cupboard, airing cupboard housing hot water cylinder, night storage heater.

CLOAKROOM

5' 10" x 2' 8" (1.78m x 0.81m)

Low flush wc, wash hand basin and tiled flooring.

LIVING ROOM

15' 0" x 12' 0" (4.57m x 3.66m)

Glazed door to balcony, night storage heater.

BALCONY

12' 9" maximum x 4' 0" (3.89m x 1.22m)

KITCHEN

9' 4" x 6' 8" (2.84m x 2.03m)

Fitted with a range of base and wall mounted units, worktops with inset sink and drainer, electric oven, dishwasher and washing machine, fridge, tiled walls and flooring.

BEDROOM ONE

14' 8" narrowing to 12' 7" x 11' 1" (4.47m x 3.38m)

Glazed door to balcony, night storage heater.



BEDROOM TWO

12' 3" x 11' 7" (3.73m x 3.53m)

Door to storage cupboard

STORAGE CUPBOARD

7' 2" x 3' 10" (2.18m x 1.17m)

SECOND BALCONY

12' 1" x 3' 5" (3.68m x 1.04m)

BEDROOM THREE

9' 4" x 8' 11" (2.84m x 2.72m)

Corner wash hand basin, night storage heater.

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Bath with mixer tap and shower attachment, wash hand basin, low flush wc, heated towel rail, tiled walls and flooring.

SECURE RESIDENTS PARKING

Situated in the underground car park with remote control secure doors.

VISITOR PARKING

To the front of the development.

COMMUNAL GARDENS

TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: Please ask the agent

EPC Rating: TBC

Council Tax Band: 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

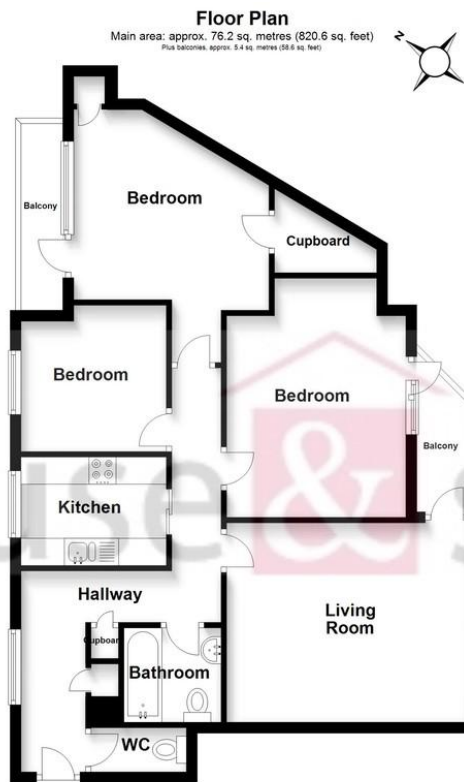


Registry and other relevant sources at the time of review.

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.





Main area: Approx. 76.2 sq. metres (820.6 sq. feet)
Plus balconies, approx. 5.4 sq. metres (58.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

