





House and Son are delighted to offer for sale this 2nd floor apartment, conveniently situated within walking distance of the town and the sandy bathing beaches of Bournemouth.

Offered in good condition throughout and benefitting from a 999-year lease with a share of freehold, this is an ideal purchase for first time buyers and investors alike.

Visitor parking is available and residents parking can be rented, subject to availability, in the underground car park. Offered with no forward chain, the accommodation is bright and spacious with modern electric heating, UPVC double glazed windows and has a good size balcony with newly fitted glazed surround.

COMMUNAL ENTRANCE

With secure entry system, stairs and lift to all floors.

ENTRANCE HALL

13' 3" x 5' 11" (4.04m x 1.8m)

LIVING ROOM

14' 4" x 13' 4" (4.37m x 4.06m)

BALCONY

11' 7" x 3' 1" (3.53m x 0.94m)

KITCHEN

8' 10" x 7' 5" (2.69m x 2.26m)

BEDROOM ONE

12' 5" x 11' 0" (3.78m x 3.35m)

BEDROOM TWO

12' 5" x 8' 0" (3.78m x 2.44m)

BATHROOM

5' 11" x 5' 8" (1.8m x 1.73m)



CLOAKROOM

5' 11" x 2' 8" (1.8m x 0.81m)

PARKING

Visitor parking is available as well as an opportunity to rent a parking space in the lower level parking area at a cost of approximately £900 per annum.

GARDENS

A private driveway leads to the development, surrounded by mature borders, an area of lawn can be found to the front and rear, with pedestrian access to Madeira Road and onwards to Horseshoe Common.

TENURE AND CHARGES

Tenure: Leasehold - 979 years remaining, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: Approximately £1500 per annum. Paid 6 monthly. Last statement Mar 25 to Sept 25 = £820.38

Council Tax Band: C

EPC Rating: D

Size: 62 Square Metres

DISCLAIMER

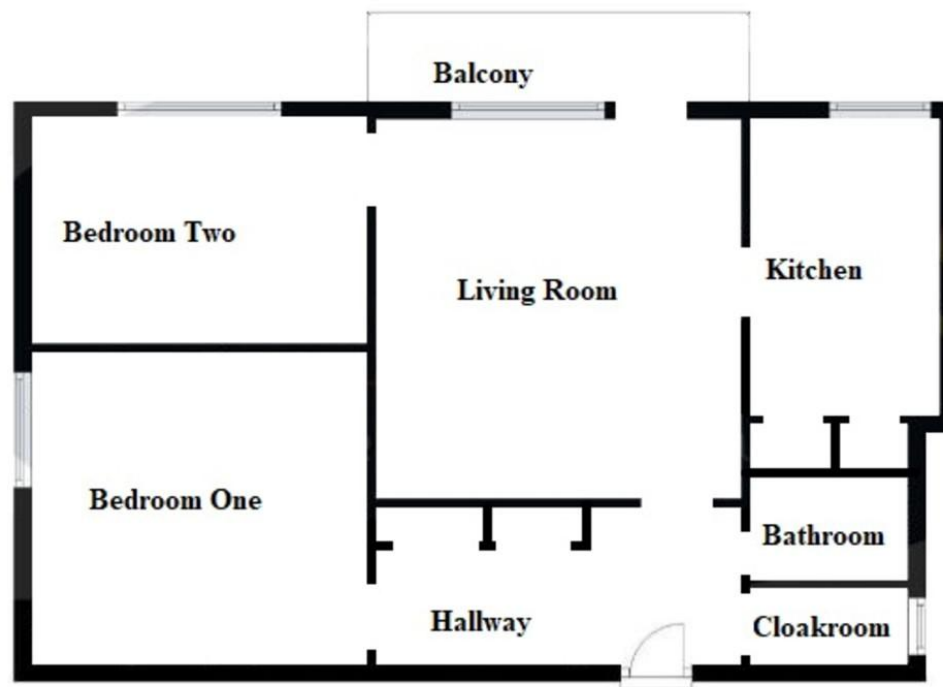
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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.





For Illustration Purposes Only - Not To Scale

