





House and Son are delighted to offer for sale this spacious two bedroom apartment with far reaching sea views, from Isle of Wight to Studland. Situated on Christchurch Road, the East Cliff and sandy beaches below are within a short walk and bus routes to Bournemouth, Christchurch and Poole are available at bus stops within a hundred yards of the development.

The accommodation comprises, entrance hall, living room, balcony, kitchen, two bedrooms, bathroom and separate cloakroom. There is an allocated secure underground parking space as well as visitor parking and communal gardens. Further benefits include double glazing, a combination of night storage and electric heating, leasehold with 136 years remaining.

COMMUNAL ENTRANCE HALL With lift and stairs to all floors and secure entry system.

ENTRANCE HALL 23' 3" x 4' 7" (7.09m x 1.4m) narrowing to 2' 6" (0.76m)

LIVING ROOM 22' 2" x 12' 2" (6.76m x 3.71m)

BALCONY 10' 0" x 4' 9" (3.05m x 1.45m)

KITCHEN 12' 2" x 8' 0" (3.71m x 2.44m)

BEDROOM ONE 14' 7" x 10' 5" (4.44m x 3.18m)

BEDROOM TWO 12' 8" x 12' 0" (3.86m x 3.66m)

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

CLOAKROOM 5' 6" x 4' 5" (1.68m x 1.35m)

SECURE UNDERGROUND PARKING

OUTSIDE Visitor parking and well kept communal front and rear gardens.



TENURE AND CHARGES Tenure: Leasehold 136 years remaining
Ground Rent: Peppercom
Service Charges: £3076 per annum
EPC Rating: D
Council Tax Band: C

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.



