House and Son are delighted to offer for sale this spacious and bright two bedroom apartment close to Boscombe Gardens with its picturesque walk to the beach. Offered with no forward chain; the remaining lease term will deter mortgage buyers, however this is an excellent investment opportunity for cash buyers.

Situated on the second floor with a secure communal entrance, benefitting from gas central heating and UPVC double glazed windows and an allocated parking space. Shopping and entertainment facilities can be found at Boscombe or Bournemouth with bus routes along the Christchurch Road.

COMMUNAL ENTRANCE

ENTRANCE HALL
13' 3" x 6' 10" (4.04m x 2.08m)
'L' shaped with widths of 3' 9" x 3' 1" (1.14m x 0.94m)

LOUNGE
14' 4" x 9' 9" (4.37m x 2.97m)

KITCHEN
10' 5" x 6' 5" (3.18m x 1.96m)

BEDROOM
13' 1" x 8' 10" (3.99m x 2.69m)

BEDROOM
12' 9" maximum x 9' 8" (3.89m x 2.95m)

BATHROOM
6' 6" x 6' 2" (1.98m x 1.88m)

ALLOCATED PARKING

TENURE AND CHARGES

Tenure: Leasehold - 61 years remaining
Ground Rent: £140 per annum
Service Charge: £1800.01 per annum
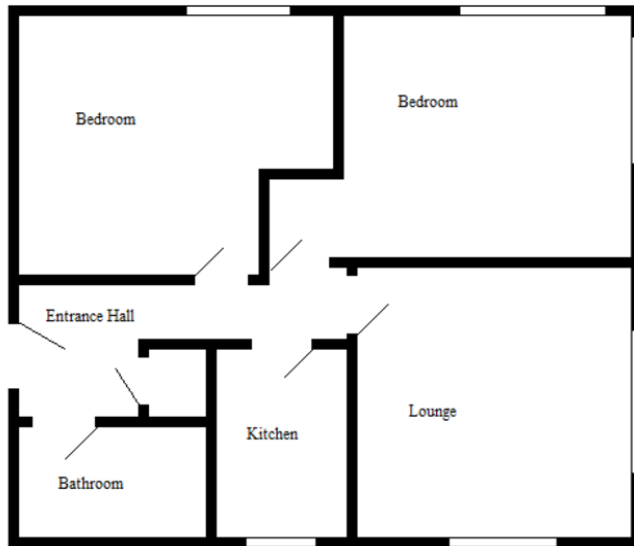EPC Rating: D
Council Tax Band: B

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.

Bedroom

Bedroom

Entrance Hall

Lounge

Kitchen

Bathroom

House and Son Floor Plan - Not to Scale, for illustration Purposes Only

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