





House and Son are delighted to offer for sale this ground floor one bedroom apartment, in need of modernisation. With spacious accommodation comprising: entrance hall, living room, balcony, kitchen, bedroom and bathroom. On road parking can be found within the nearby area, but not on site.

The location is truly desirable, with Durley Chine and Bournemouth Town Centre within walking distance and Westbourne close by. The apartment is to be sold with the benefit of a newly extended lease upon completion. Offered with no forward chain and priced to allow for improvements to be made.

COMMUNAL ENTRANCE

ENTRANCE HALL

20' 5" x 5' 11" (6.22m x 1.8m) narrowing to 3' 11" (1.19m)

LOUNGE

14' 1" x 11' 5" (4.29m x 3.48m)

BALCONY

10' 9" x 3' 6" (3.28m x 1.07m)

KITCHEN

10' 10" x 8' 11" (3.3m x 2.72m)

BEDROOM

10' 10" x 10' 7" (3.3m x 3.23m)

BATHROOM

11' 0" including door recess x 4' 10" (3.35m x 1.47m)

OUTSIDE

Communal gardens to the front of the development.



TENURE AND CHARGES

Tenure: Leasehold, to be sold with an extended lease to the benefit of the new owner.

Ground Rent: Peppercorn

Service Charges: £1,612.52 per annum

EPC Rating: E

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.



