





House and Son are delighted to offer for sale this one bedroom south facing apartment within Lansdowne House, a popular purpose-built development adjacent to Bournemouth's East Cliff; with shops, beaches and good bus and train links all nearby. Bournemouth Town with its beautiful pleasure gardens, entertainment facilities, including BH2 and the International Centre is within a mile and easily walkable.

This well presented and spacious accommodation, comprises, entrance hall, living room kitchen, double bedroom, bathroom and separate cloakroom. Off road permit parking is available to Lansdowne House residents on a first come first served basis. Further benefits include UPVC double glazed windows, hot water and seasonal heating included within the service charges.

ENTRANCE HALL

9' 00" x 6' 05" (2.74m x 1.96m) plus 5' 93" x 4' 11" (3.89m x 1.5m)

LOUNGE

15' 06" x 12' 10" (4.72m x 3.91m)

KITCHEN

10' 10" x 9' 02" (3.3m x 2.79m) plus 5.92' x 3' 07" (1.52m x 1.09m)

BEDROOM

11' 11" x 11' 02" (3.63m x 3.4m)

BATHROOM

7' 11" x 4' 10" (2.41m x 1.47m)

CLOAKROOM

5' 03" x 2' 11" (1.6m x 0.89m)

OUTSIDE

To the rear of the building there is an off-road parking area for resident's use, to park one car whilst displaying a valid residents parking permit,



with parking availability strictly on a first come first serve basis.

TENURE AND CHARGES

Tenure: Leasehold-153 years remaining

Service Charges: £4,364.66 per annum; to include building insurance, seasonal gas central heating and constant hot water via communal system, sewerage and water rates, as well as the usual communal maintenance, caretaker, cleaning and general upkeep of the building and communal areas.

Ground Rent: £ 120 per annum

EPC Rating: C

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.



Floor Plan

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 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.