







House & Son are delighted to offer a rarely available, larger than average two double bedroom 'top floor' (age restricted - one party must be 60 or over & 2nd over 55) apartment in Viscount Court. With age restricted exclusivity, Viscount Court offers a friendly and secure environment with a 'pets' option. There is an on-site Development Manager and the reassurance of the 24 hour emergency call alert system.

Viscount Court, an original McCarthy & Stone development, offers a superb combination of comfort, convenience, and community; a short walk to the north to Boscombe's revitalised high street and of similar distance to the south, down to the pier and the award winning sandy beach.

This top floor apartment enjoys a bright and spacious aspect, boasting a larger than average footprint, with two 18ft long bedrooms and an equally impressive 25ft long living room! The current sellers (at their own expense) are offering the successful purchaser, the opportunity to choose new carpets and redecoration throughout, prior to the sale completion!

Further benefits include a resident's lounge, lift, 24/7 call system, guest suite, communal laundry, landscaped gardens and residents' parking area. The property is being offered with no forward chain.

#### **COMMUNAL ENTRANCE**

#### **COMMUNAL LOUNGE & KITCHEN**

#### **TOP FLOOR LANDING**

#### **ENTRANCE HALL**

14' 2" x 4' 10" to 3' 10" (4.32m x 1.47m to 1.17m)

#### **LOUNGE/DINER**

25' 6" into window x 10' 10" to 6' 10" (7.77m x 3.3m to 2.08m)



### **KITCHEN**

8' 6" x 7' 8" max (2.59m x 2.34m)

### **BEDROOM ONE**

18' 4" inc wardrobe x 10' 0" (5.59m x 3.05m)

### **BEDROOM TWO**

18' 4" x 9' 6" to 5' 7" (5.59m x 2.9m to 1.7m)

### **BATHROOM**

6' 10" x 5' 8" max (2.08m x 1.73m)

### **COMMUNAL FACILITIES**

Benefits include use of the resident's lounge and kitchen, social events, lift to all floors, 24/7 call alert system, guest suite, house manager, communal laundry & landscaped gardens.

### **COMMUNAL GARDEN**

Beautifully landscaped gardens, found to the rear of the property.

### **RESIDENTS PARKING**

Found to the front of the building.

### **TENURE & CHARGES**

Leasehold - 125 years from 1 August 1995

Ground Rent: £582.56 per annum

Service Charge: Current year £4308.86

Council Tax: Band D

EPC Rating: C





### Floor Plan

Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



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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.

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