





House and Son are delighted to offer for sale this two-bedroom apartment situated in the convenient Lansdowne area of Bournemouth, within ten minutes' walk of the town and beach.

The accommodation briefly comprises: entrance hall with cloak cupboards, lounge, kitchen, two bedrooms, bathroom and separate cloakroom. The heating and hot water is provided through a communal boiler system and included with the service charges. Resident permit parking is available on a first come first serve basis, an arrangement provided to the residents by the Freeholder. ideal for a buy to let investment or home. The rental PCM is circa £1150. A rejuvenation of the area immediately behind Lansdowne House will begin, we believe, in 2026, to include residential apartments and housing.

COMMUNAL ENTRANCE

Via a secure Entryphone system, with lift and stairs to all floors.

ENTRANCE HALL

LOUNGE

12' 5" x 12' 10" (3.78m x 3.91m)

KITCHEN

11' 11" x 9' 2" (3.63m x 2.79m)

BEDROOM ONE

13' 11" x 11' 11" (4.24m x 3.63m)

BEDROOM TWO

8' 5" x 7' 3" (2.57m x 2.21m)

BATHROOM

8' 3" x 5' 1" (2.51m x 1.55m)

CLOAKROOM

6' 10" x 2' 11" (2.08m x 0.89m)



TENURE AND CHARGES

Tenure: Leasehold - to be sold with a newly extended lease.

Ground Rent: tbc

Service Charge: £5122.14 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.

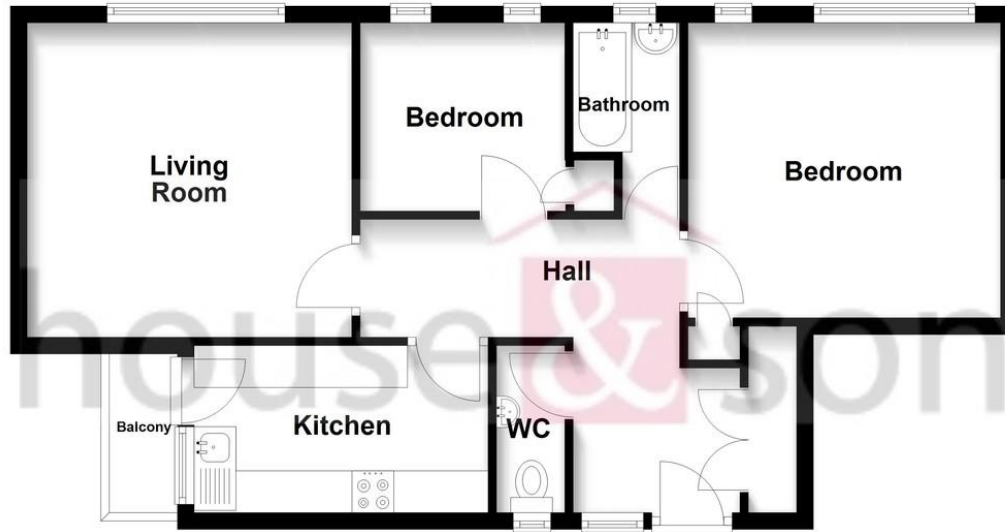
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative 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.



Floor Plan

Main area: approx. 58.3 sq. metres (627.4 sq. feet)
Plus balconies, approx. 1.8 sq. metres (19.7 sq. feet)



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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.

