





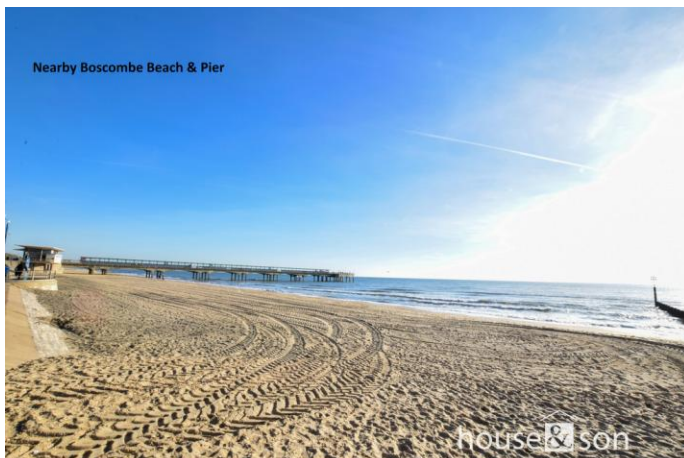
House and Son are delighted to offer by Auction Sale, in conjunction with Clive Emson Auctioneers on **17th June 2026**, this spacious and bright two bedroom apartment close to Boscombe Gardens with its picturesque walk to the beach. Offered with vacant possession;

61 years remaining on the lease term, offering an excellent investment opportunity for **Cash Buyers Only**. Guide Price £75,000 - £80,000 LOT 145

Bidding Starts 12pm 15th June

<https://www.cliveemson.co.uk/properties/266/145/>

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 2.95 m)

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

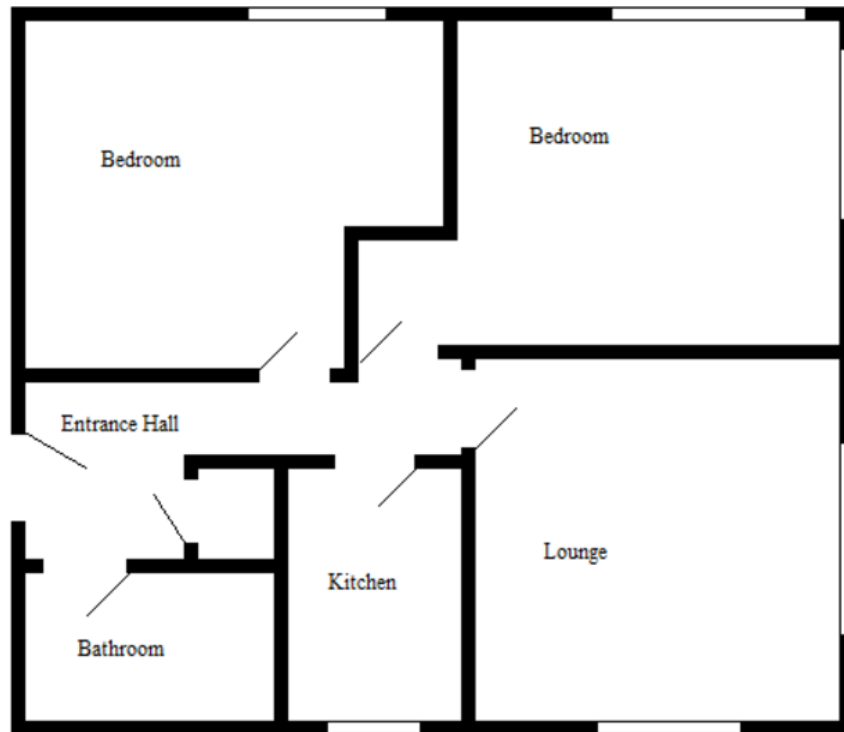
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.



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.





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

