

Quinn & Co
ESTATE AND LETTING AGENTS

Lansdowne Road, Bournemouth

- TWO BEDROOMS
- GROUND FLOOR FLAT
- GATED DEVELOPMENT
- NEARBY TO TOWN CENTRE

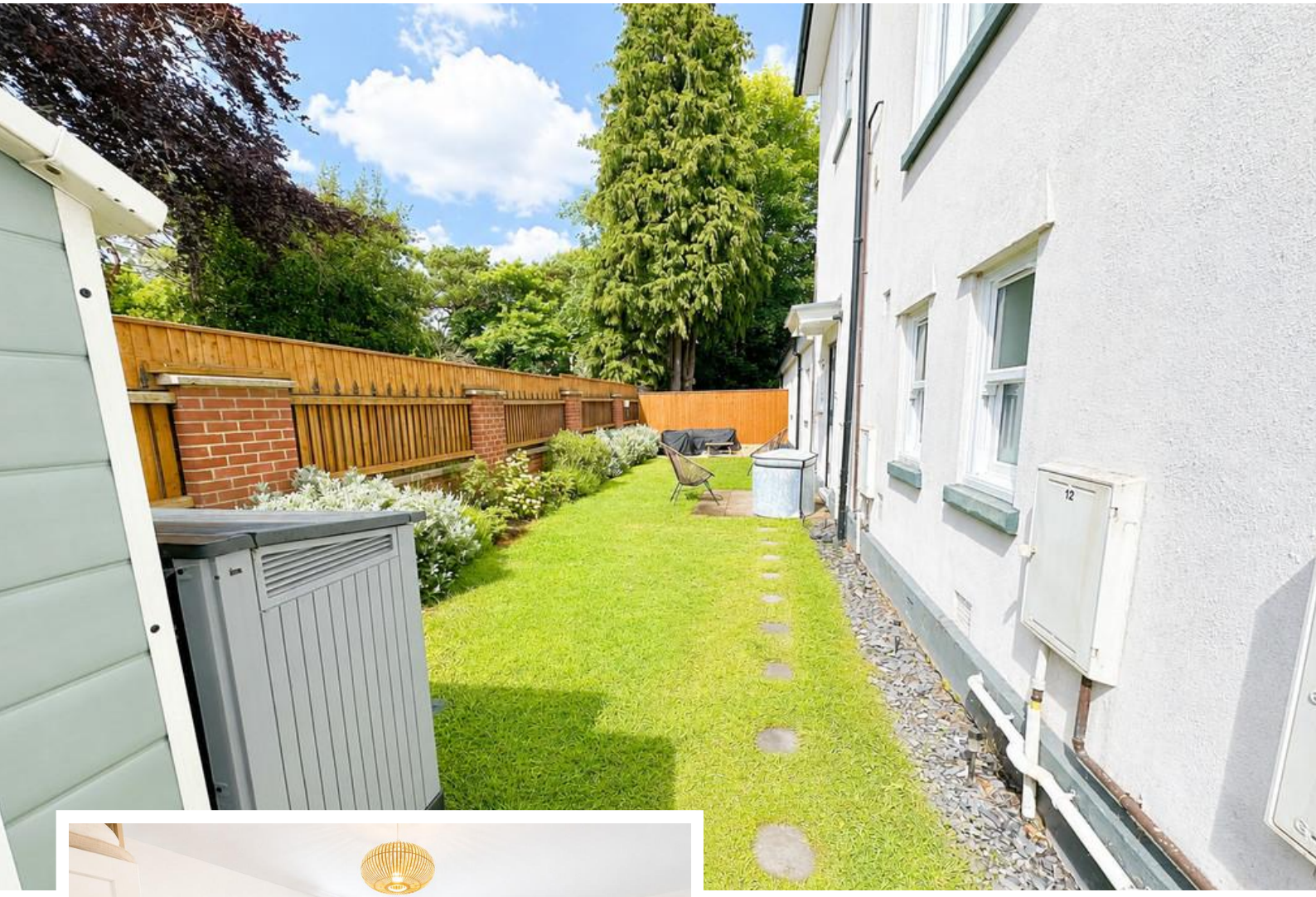
£200,000

EPC Rating - D





2 Shelbourne Hall, 77 Lansdowne Road, Bournemouth, BH1 1BH







Property Description

SUMMARY
Situated within easy reach of Bournemouth Town Centre and renowned award-winning sandy beaches, this beautifully presented two-bedroom ground floor flat forms part of the gated Shelbourne Hall development and benefits from the rare addition of a private garden and unallocated off-road parking.

The accommodation comprises two bedrooms, both ideal for a variety of lifestyles including professional couples, downsizers, first-time buyers or those requiring a dedicated home office.

A good-sized family bathroom serves the property, which includes a bath with over-head shower, wash hand basin and toilet.

The open-plan kitchen, lounge and dining area create a contemporary and sociable living space. The modern fitted kitchen offers a range of base and wall-mounted units along with worktop space.

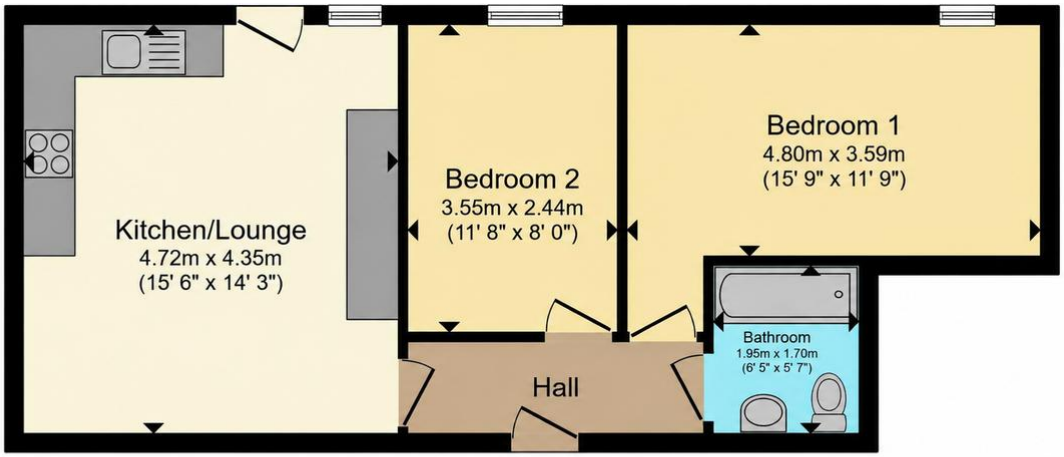


The living space leads to the private garden, which is deceptively spacious, offering a wonderful outdoor retreat.

The parking is unallocated but there is one space available per flat.

Tenure: Leasehold
Lease: 125 years from the 1st of January 2020 (119 years remaining)
Ground Rent: £215 per annum
Service Charge: £1600 per annum

Council tax band: A



Total floor area 51.4 m² (553 sq.ft.) approx

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