





House and Son are pleased to present this spacious one-bedroom top-floor apartment, located within the popular Exbourne Manor development. This property is an excellent opportunity for first-time buyers or investors alike, offering a long lease, a share of the freehold, and an attractive gross rental yield of approximately 7.45% (based on a rental income of £900 per calendar month).

Situated on the top floor of this well-maintained four-storey building, the accommodation comprises an entrance hall, a bright and spacious living room, a fitted kitchen, a generous double bedroom, and a bathroom.

Residents benefit from parking within the development, although spaces are not individually allocated.

The apartment enjoys a convenient location just a short walk from Bournemouth's East Cliff and award-winning sandy beaches, as well as Bournemouth Travel Interchange and the town centre, providing excellent transport links, shopping, restaurants, and leisure facilities.

This is a fantastic opportunity to purchase a well-located property with strong investment potential and excellent lifestyle appeal.

COMMUNAL ENTRANCE

With stairs and lift to all floors, the apartment is situated on the third, top floor.



ENTRANCE HALL

10' 0" x 3' 0" (3.05m x 0.91m)

LIVING ROOM

15' 9" x 15' 2" > 11' 3" (4.8m x 4.62m > 3.43m)

KITCHEN

8' 0" x 6' 6" (2.44m x 1.98m)

BEDROOM

14' 2" x 10' 6" (4.32m x 3.2m)

BATHROOM

7' 3" x 7' 1" (2.21m x 2.16m)

OUTSIDE

Residents benefit from parking within the development, although spaces are not individually allocated.

TENURE AND CHARGES

Leasehold - lease 999 year from 25th June 2011 with Share of Freehold.

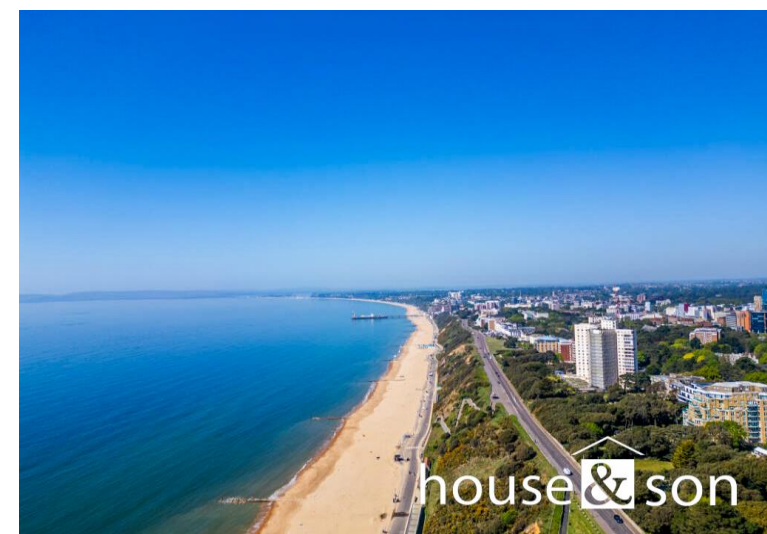
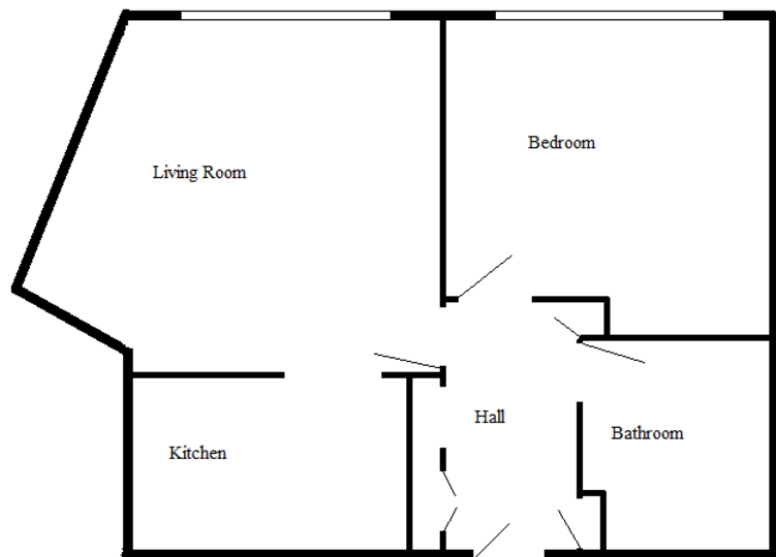
Current service charge – £1879 .54 per annum

Ground Rent - Peppercorn.

Council Tax Band - A.

EPC Rating - E





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.