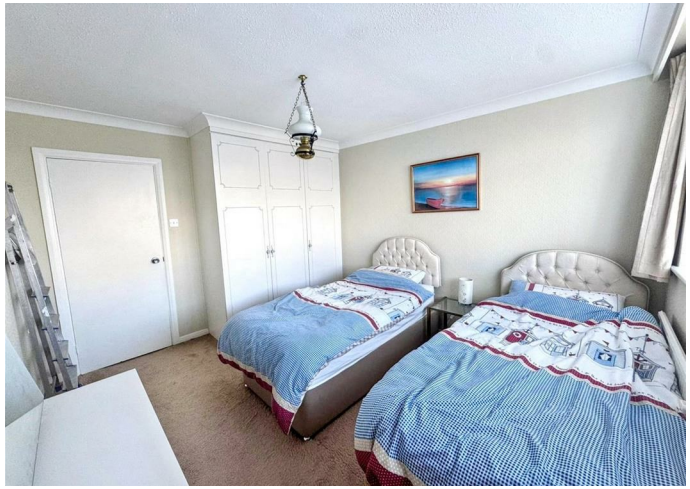






House (EPC Rating:)

FLAT 27 HINTON WOOD 17 GROVE ROAD, BOURNEMOUTH, DORSET, BH1 3DZ

Guide Price

£230,000

FEATURES

- Guide Price £230,000–£330,000 + Fees (Market Value £425,000)
- Impressive Direct Sea & Coastal Views
- Spacious Two-Bedroom Apartment
- Two Generous Reception Rooms
- Balcony with Far-Reaching Views
- Potential Rental Income of £2,550 PCM
- Allocated Underground Parking Space
- Approx. 145 Years Remaining on Lease

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Whites Estates
Bill Atherton Estate Agents

0 Bedroom House located in Bournemouth

Guide Price*Unconditional lot £230,000 to £330,000 + fees

Description

Town & Country Property Auctions and Whites Estates are delighted to offer For Sale by Public Auction this spacious two-bedroom apartment situated within Hinton Wood on Grove Road, occupying an elevated position close to Bournemouth's East Cliff and enjoying impressive views towards the sea and coastline.

Key Features

• Spacious two-bedroom apartment

• Impressive direct sea views

• Generous lounge with sea-facing patio doors

• Separate dining room

• Principal double bedroom with fitted wardrobes and ensuite bathroom

• Second twin/double bedroom with fitted storage

• Bathroom plus separate shower room

• Fitted kitchen with integrated appliances

• Permit parking and allocated underground parking space

• Well-maintained communal grounds

• Elevated position with far-reaching coastal and town views

• Sought-after East Cliff location

The property offers particularly generous accommodation and, while some areas would benefit from cosmetic updating, provides an excellent opportunity for a purchaser looking for a sizeable coastal apartment that can be modernised to their own taste.

A particular highlight is the substantial living room, which enjoys an abundance of natural light and a wonderful outlook through the sea-facing patio doors. The room provides ample space for a full range of lounge furniture and takes full advantage of the property's elevated position.

There is also a separate dining room area with balcony with impressive views, again of generous proportions, with a doors to balcony providing an attractive outlook across the surrounding area.The fitted kitchen offers a range of wall and base units with work surfaces, an electric hob and oven, integrated fridge/freezer, dishwasher and a washing machine. Immersion heater located within a kitchen cupboard. There are two well-proportioned bedrooms. The principal bedroom is a particularly spacious double room with an extensive range of fitted wardrobes and ensuite bathroom, while the second bedroom also offers excellent proportions and fitted storage. The accommodation further benefits from an ensuite with bath and shower attachment, together with a separate shower room, both finished with tiled walls and fitted storage.

Externally, residents enjoy the use of attractive communal grounds, while permit parking is available and an allocated underground parking space. The elevated position of the apartment provides some excellent outlooks, including views towards the sea as well as across Bournemouth and the surrounding area.

Location

Hinton Wood is situated on Grove Road, Bournemouth, in a highly convenient position for the town centre and the coast.

Bournemouth's beaches and seafront are within easy reach, while the town centre offers an extensive range of shops, restaurants, cafes and leisure facilities. The location should appeal particularly to purchasers seeking a permanent residence, coastal home or spacious apartment close to the amenities of central Bournemouth.

Parking: Permit parking and an allocated underground parking space

We understand that heating is believed to be included within the service charge.

The property will be entered into our 14th October auction which is held online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES

. Number of Bedrooms: 2

. Reception Rooms: 2

. Market Value: £425,000

. Rental Value Per Month: £2550

. 56 Day Completion

ADDITIONAL INFORMATION

. Leasehold Information

. Tenure: Leasehold

. Lease Length: 199 years from 25/03/1973

. Length of lease remaining: 145

. Annual ground rent: £000

. Annual service charge: £5000

. Council Tax Band: E

. EPC Rating: C

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on 01202 143399.

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Buyers Premium

* Buyers Premium Applies

Material Information

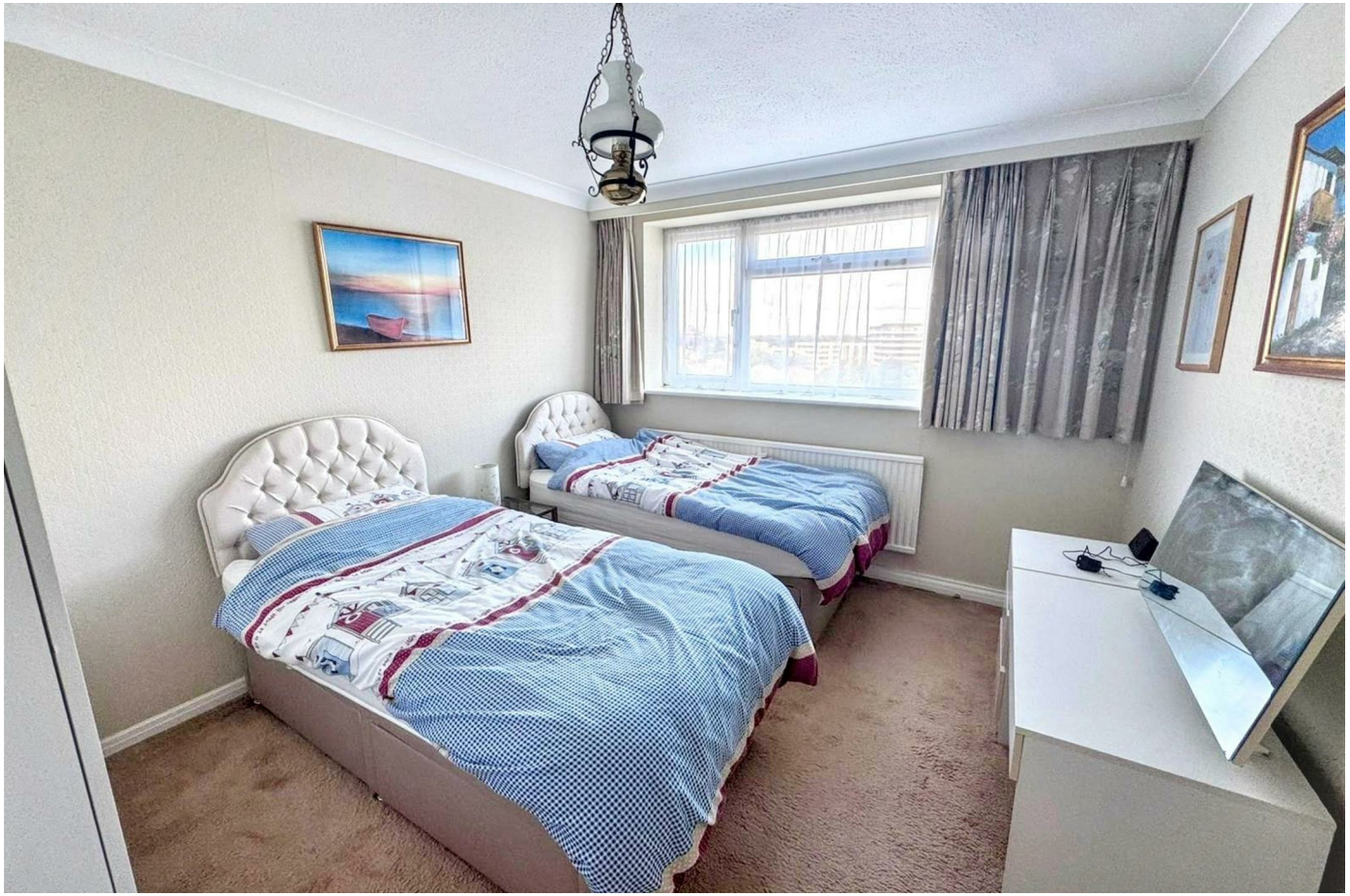
Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the

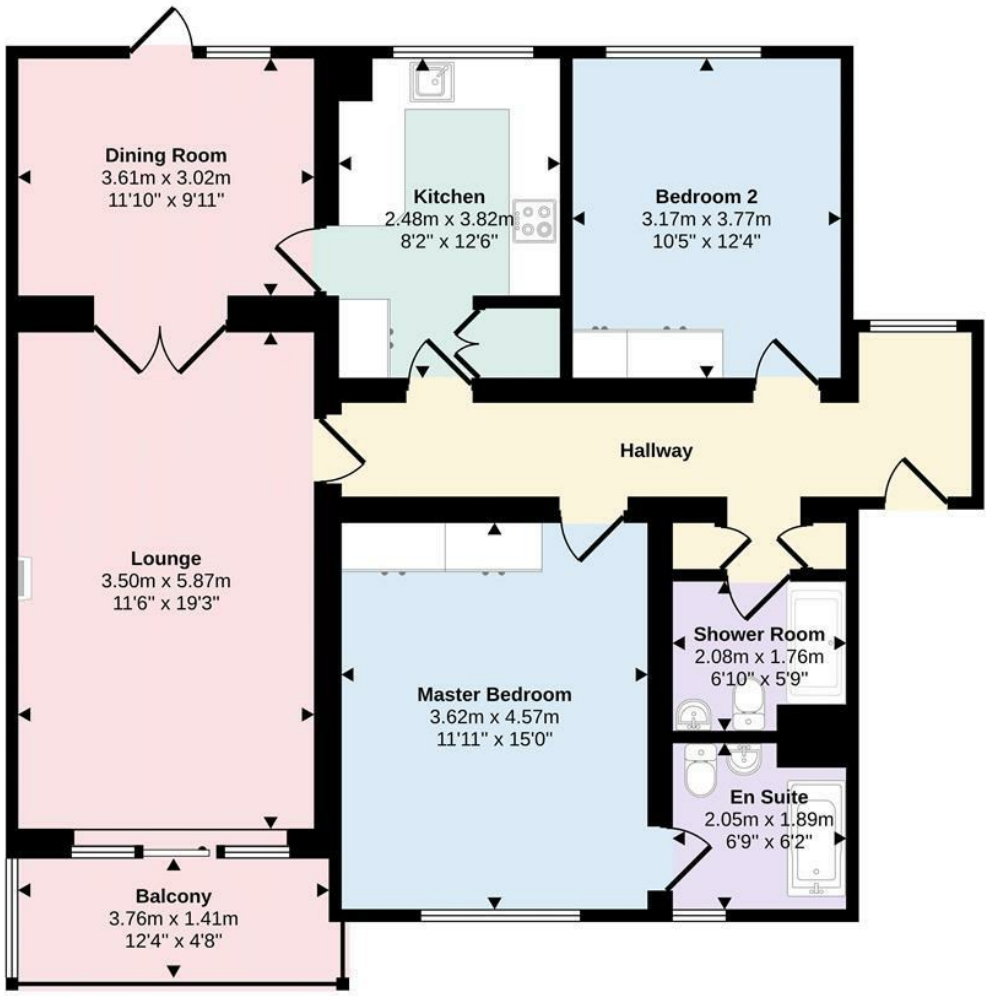








Approx Gross Internal Area
98 sq m / 1056 sq ft



Floorplan

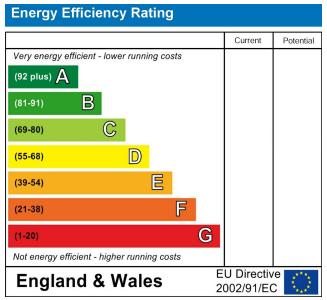
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.