





House and Son are delighted to offer a most spacious (1700+ sq ft), four bedroom 'Mansion' style apartment, within Bath Hill Court; being one of the very few apartments within the development which enjoys four separate balconies with access from the living room, dining room, master bedroom and second bedroom.

Constructed in circa 1936, Bath Hill Court occupies a most enviable elevated position overlooking Bournemouth Town Centre and the beach, with its superb range of shopping, entertainment and leisure facilities, all of which are just a short walk from the development. A short stroll down Bath Road gives access to Pier Approach and the approximately seven miles of gorgeous sandy beach, which stretch from the entrance to Poole Harbour in the West, across to Hengistbury Head in the East.

The generously sized interior accommodation comprises: Large Reception Hallway, two large Reception Rooms comprising Sitting Room with double doors to the Dining Room, four separate Balconies, Kitchen / Breakfast Room, four Bedrooms, Family Bathroom, Shower Room and a separate Cloakroom WC. The property also has the benefit of ample storage throughout with built in wardrobes and large storage cupboards.

The development itself is renowned for its stunning period features, both to the interior and exterior of the building; providing a feeling of luxurious living, with the added attraction of the fabulous portage services and excellent levels of security. The gardens and grounds are beautifully maintained and there is onsite resident and visitor permit parking, around the development. The property also has the benefit of a Share of Freehold.

RECEPTION HALL

DRAWING ROOM
18' 6" x 14' 3" (5.64m x 4.34m)

DINING ROOM



17' x 10' 9" (5.18m x 3.28m)

KITCHEN/BREAKFAST ROOM

22' 7" x 8' 6" (6.88m x 2.59m)

BATHROOM

SHOWER ROOM

WC

BEDROOM ONE

17' 1" x 13' 1" (5.21m x 3.99m)

BEDROOM TWO

14' 9" x 11' 8" (4.5m x 3.56m) including built in wardrobe

BEDROOM THREE

13' 8" x 7' 8" (4.17m x 2.34m)

STUDY/BEDROOM FOUR

13' 8" x 6' 9" (4.17m x 2.06m)

TENURE AND CHARGES

Tenure: Leasehold - 958 years remaining, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: Approximately £ 1,380 per quarter (£5520 per annum)

Council Tax Band: F

EPC Rating: D

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 & Son Floorplan- Bath Hill Court

