

Flat 7 Lancaster Court, 113-115 West Hill Road, Bournemouth, BH2 5PH

HARDWICK
ESTATE AGENTS

A beautifully presented studio apartment situated within a short walk of Bournemouth town centre and beaches. A perfect first time buyer, or buy-to-let.

- Elevated ground floor apartment
- 5 minute walk to cliff top and beaches
- Contemporary shower room
- Modern decor
- Electric heating
- Furniture and fittings available STN
- Close to town centre & amenities
- No onward chain





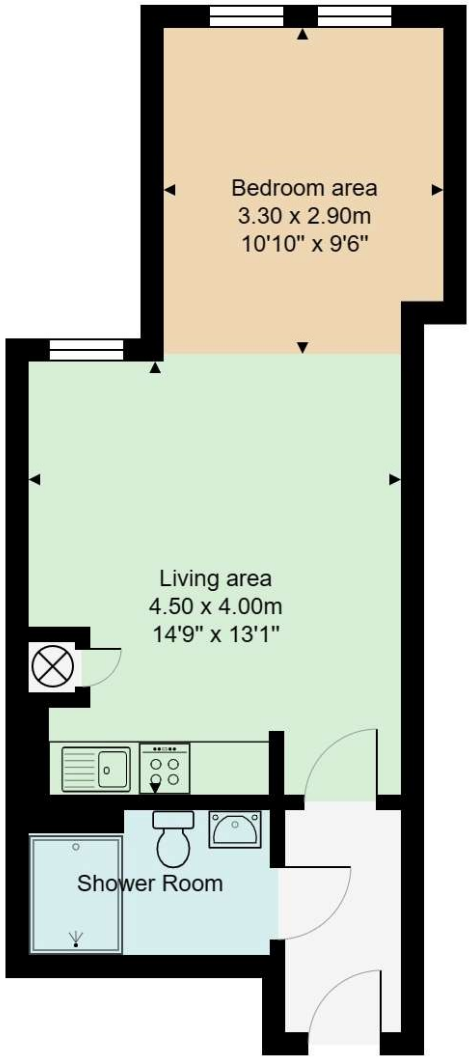


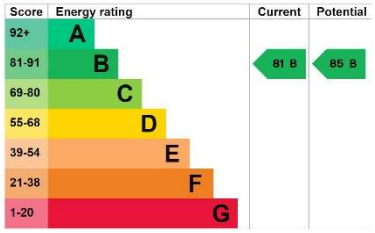

ASKING PRICE:

£120,000 (leasehold)

EPC RATING:

Band - B





THE PROPERTY

The property is a beautifully presented, elevated ground floor apartment located just moments from the West Cliff and famous sandy beaches along the coast of Bournemouth. The town centre is also a short stroll away providing an excellent range of shops and amenities including the BH2 entertainment and leisure centre.

The property would also make a lovely home for an owner occupier or traditional assured short hold let.

The accommodation briefly comprises; A well maintained communal area with a security entry system leads into the apartment.

Once inside there is an entrance hall. The open plan area has wood effect flooring throughout. The kitchen offers a range of base and eye level units with a fitted oven and hob. There is space for a washing machine and fridge. A fitted cupboard houses the hot water cylinder. The current layout provides a spacious open plan configuration however there is potential to alter this and create a separate bedroom area.

The modern shower room is fully tiled with a white suite including wash basin, wc and large shower.

ADDITIONAL INFORMATION

Council tax – currently exempt – formerly band A.
Tenure – Leasehold. 125 years from 29/09/19, 120 years remaining.
Ground rent - £250 PA
Service charge - £1,526 PA (last year – next year's tbc)



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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