



Quinn & Co
ESTATE AND LETTING AGENTS

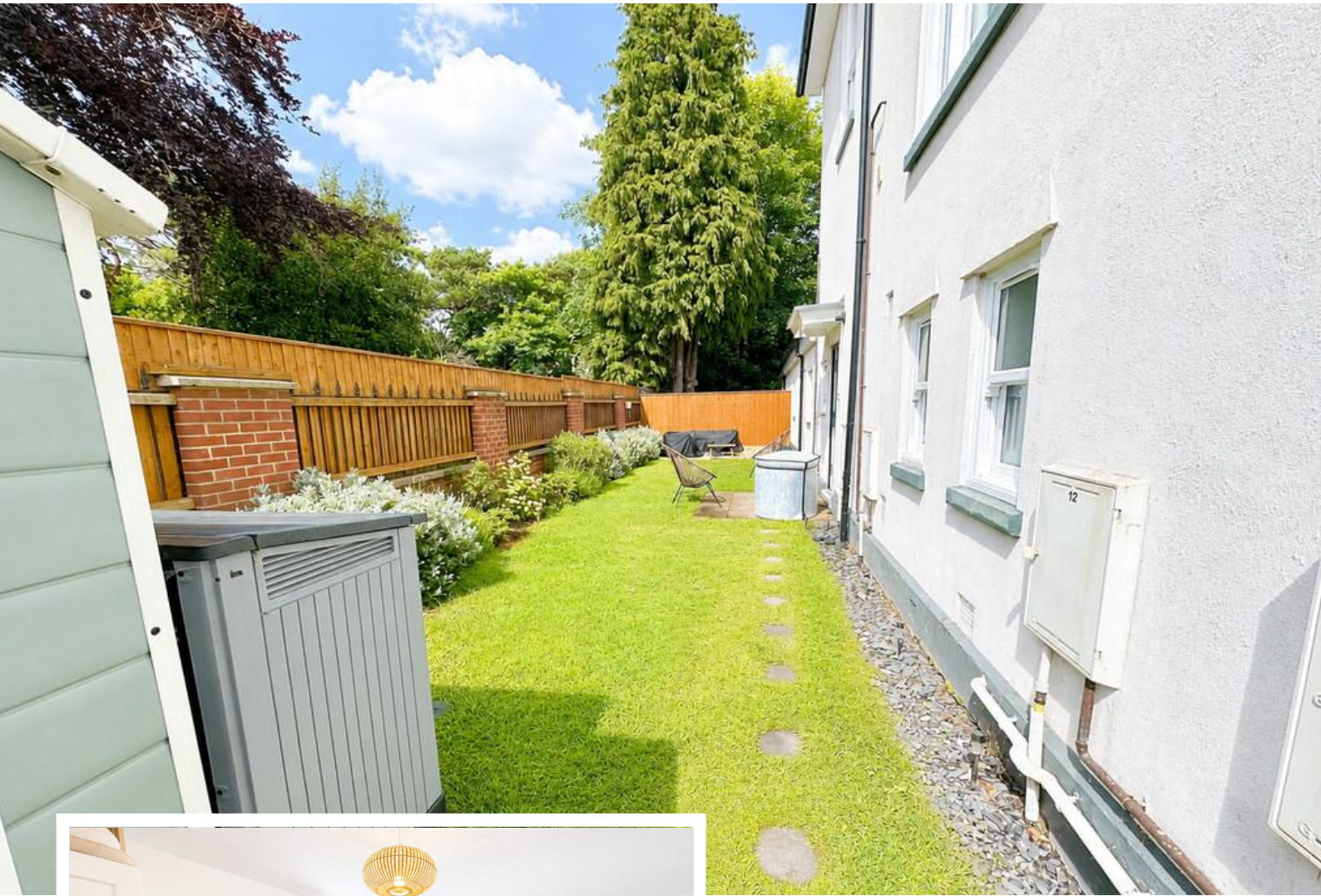
Lansdowne Road, Bournemouth

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

£220,000

EPC Rating - D





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.

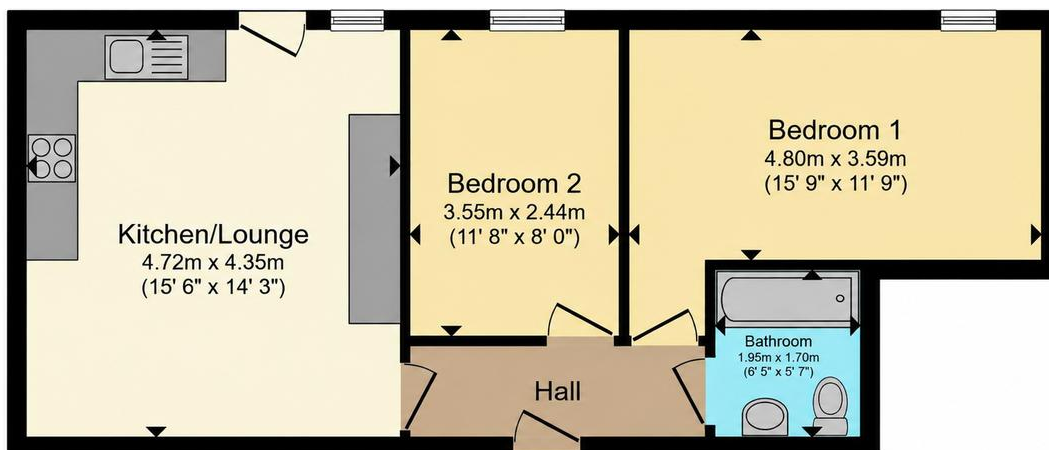
Tenure: Leasehold

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.