Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST



Heathcote Road, Bournemouth,

50% Shared ownership £97,500

£97,500, BOSCOMBE, SHARED OWNERSHIP APARTMENT. Take a look at this top floor purpose built apartment in Heathcote Court. This is an ideal FIRST TIME BUY in order to get onto the property ladder. It is offered on a part rent and part own shared ownership scheme. It has two double bedrooms with the main bedroom having built in wardrobes. There is a modern bathroom with three piece white suite. A feature of this apartment is the modern fitted kitchen breakfast room with gloss fronted units and wooden worktops. There is a modern lounge with laminate flooring and juliette style patio doors. Gas central heating with a newly installed Glo Worm boiler fitted July 2026 and being double glazed throughout. Council Tax band is B. Good location for Boscombe high street with easy access to Southbourne for bars, restaurants and shop and easy access to the get to the beach. This would make a great FIRST TIME BUY. Dont miss out on this super spacious apartment.







ARLA Association of Residential Letting Agents

The Property Ombudsman LETTINGS

NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

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FRONT DOOR AND ENTRANCE HALL

11'11" x 6'10" to first part then 6'8" x 10'9" x 7 (3.64 x 2.09 to first part then 2.05 x 3.29 x 2.36)

Communal entrance with stairs leading to the top floor. White panelled wooden front door leading into a good size entrance hall. White ceiling, emulsion painted walls and fitted grey lamintate wood effect flooring. Ceiling lighting. Radiator. Light switches. Plug sockets. Upvc double glazed window. Two built in sotrage cupboards with shelves inside. Doors to all rooms. Wall mounted entry phone, wall mounted heating control. Ceiling loft hatch.



LOUNGE

12'2" x 13'10" (3.71 x 4.23)

White painted panelled wooden door leading into this modern style lounge reception room with side and rear facing aspect. White ceiling, emulsion painted walls and continuation of the grey laminate flooring. Ceiling lighting. Two Radiators. Upvc double glazed window to rear aspect. Two double glazed patio doors opening inwards with juliette baclony. Light switch, plug sockets and TV socket.



KITCHEN/ BREAKFAST ROOM

17'7" x 8'0" (5.37 x 2.46)

Door leading from the entrance hall into this modern well fitted kitchen. White ceiling, emulsion painted walls to part and tiled around worktops. Laminate grey coloured flooring. Two upvc double glazed windows. Radiator. Space for fridge freezer, space and plumbing for dishwasher and washing machine. A range of modern fitted gloss fronted units with wooden worktops. There is a breakfast bar to one side of the room. Sink with drainer and mixer tap. Four ring gas stainless steel hob, stainless steel and glass extractor fan and built in oven.Light switch, plug sockets and fuse switches. There is a Go Worm boiler fitted in July 2026 located one of the cupboard. This has a 5 year warranty in place.Ceiling air vent.



BATHROOM

7'3" x 6'6" (2.21 x 2.00)

White panelled wooden door leading from the entrance hall into this modern bathroom. White ceiling, part tiled and part emulsion painted walls with fitted tiled flooring. Ceiling lighting. Radiator. White wc with seat and lid and cistern. White sink with mixer tap and base drawer. White bath with metal fittings and shower over bath. Wall mounted mirror with light fitting above.



BEDROOM ONE (MAIN DOUBLE)

15'1" x 9'10" (4.60 x 3.02)

White panelled door wooden leading from the hall into this double bedroom currently used as a childrens bedroom on the pictures. White ceiling, emulsion and papered walls and fitted carpet. Upvc double glazed window overlooking parking area. Radiator. Ceiling lighting. Built in wardrobes with two doors and rails and shelves inside. Light switch, plug sockets.



BEDROOM TWO (DOUBLE)

11'1" x 8'8" (3.40 x 2.66)

White painted panelled wooden door leading from the hall into this double bedroom overlooking the car park. White ceiling, part emulsion painted and part papered walls with fitted carpet. Upvc double glazed window, radiator. Light switch and plug sockets.

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PARKING
There is one parking space conveyed with the apartment located in the residents car park.

TENURE
The property is Leasehold

Ownership percentage: 50%

Ground rent: £0

Service charges: £91.15 per month

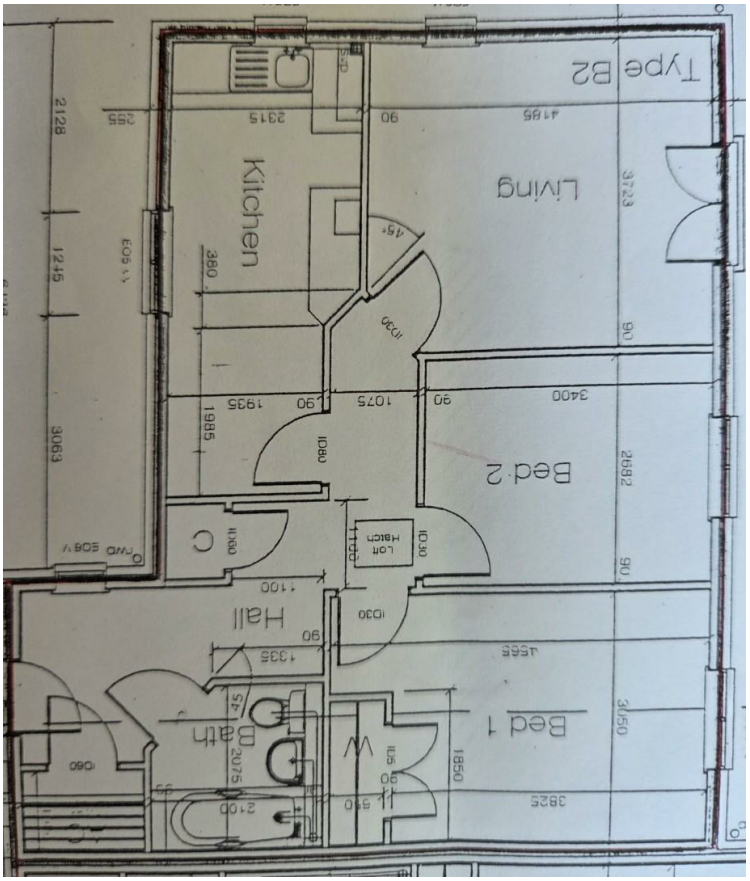
Rent for the remaining share: £349.17 per month

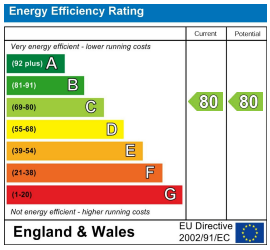
ADDITIONAL
This apartment is on a shared ownership listing where you purchase part and rent part with the option to purchase more of the property. The percentage of the listing to this property is 50%.

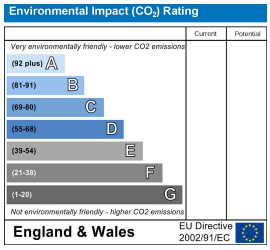
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Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD

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