



Fahren
ESTATE AGENTS

Flat 3, The Gainsborough, 1 Durley Gardens, Bournemouth, BH2 5HT
Price £70,000 - £75,000 Leasehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL
Tel: 01202 551022 | Email: inf@fahren.co.uk | Web: www.fahren.co.uk

Westciff *Coastal Living | Character Charm | Prime Investment*

Price £70,000 - £75,000

Cliff Top Location | Lower Ground Floor Studio Apartment | Entrance Hall | Bay Windows | Open plan Living Room/Kitchen/ Bedroom Area | Hallway | Modern Shower Room | Bedroom Area | Ideal Investment | Vacant Possession



0



Flat



0



312 sqft (29 sqm)



1



Leasehold





Westcliff *Coastal Living | Character Charm | Prime Investment*

Price £70,000 – £75,000

Discover the perfect blend of seaside charm and urban convenience. Located in the prestigious Westcliff area, Flat 3 at The Gainsborough offers a rare opportunity to secure a slice of Bournemouth's most sought-after coastline. Whether you are looking for a savvy buy-to-let investment, a stylish first-time purchase, or a tranquil weekend retreat by the sea, this studio apartment delivers on every front.

The Property

Set within a striking, established character building, this lower ground floor studio is designed for modern efficiency without sacrificing its historic appeal.

Welcoming Hallway: A functional entrance space leading into the heart of the home.

Open-Plan Living: A versatile and bright studio space cleverly

partitioned into distinct living, dining, and sleeping zones.

Modern Kitchen: Fully equipped and recently updated with a brand-new oven and washing machine, making it move-in ready.

Contemporary Shower Room: A clean, neutral suite designed for a fresh start to your day
Location
Beachside Bliss: Just minutes away from the award-winning sandy beaches of Bournemouth.

Westcliff Prestige: Situated in a quiet, leafy pocket of the town while remaining close to the vibrant BHI lifestyle.

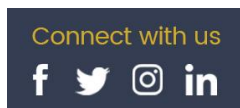
Convenience: On-street parking available and excellent transport links to the town center and beyond.

Lease : 125 years from 1986 (85 years remaining)

Ground Rent : £50.00 per year

Service Charge :£1081.50 per half year

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



If you would like to book a viewing or find out how much your property is worth please contact us

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Total Area: 29.0 m² ... 312 ft²

All measurements are approximate and for display purposes only