



house & son

Magnolia House

Redhill Drive, Bournemouth, BH10 6AD

Guide Price £170,000 -
£180,000



HOUSE & SON

A Spacious Two-Bedroom Apartment with a 932-Year Lease, Zero Ground Rent & No Forward Chain

House & Son are delighted to offer for sale this spacious and well-presented two-bedroom apartment, occupying a popular position within the sought-after Magnolia House development on Redhill Drive. Offered with no forward chain, an impressive 932-year lease, zero ground rent, and an annual service charge of approximately £1,400, this is a fantastic opportunity for first-time buyers, investors or those looking to downsize.

The apartment enjoys well-proportioned accommodation throughout, beginning with a welcoming entrance hall with useful storage. The generous lounge/dining room measures approximately 17'6" x 12' (5.3m x 3.7m), providing an

excellent living and entertaining space with plenty of room for both lounge and dining furniture.

The kitchen is particularly well presented, fitted with a comprehensive range of modern units, ample worktop space and integrated storage, making it both practical and attractive for everyday living.

The principal bedroom is another standout feature, measuring approximately 17'6" x 12' (5.3m x 3.7m) and offering excellent space for wardrobes and additional furniture. The second bedroom measures 9'5" x 8' (2.9m x 2.5m), making it ideal as a guest room, child's bedroom or home office. The contemporary bathroom is equally well presented, finished in a modern style and ready for immediate use without the need for improvement.

Magnolia House is conveniently situated within easy reach of the shops, cafés and amenities of Winton and Moordown, while Bournemouth Town Centre is only a short drive away. Excellent public transport links, Bournemouth Railway Station and the Wessex Way provide easy access across Bournemouth, Poole and beyond. Redhill Park and Slades Farm are also nearby, offering acres of open green space, leisure facilities and scenic walks.

With its generous accommodation, modern kitchen and bathroom, exceptionally long lease, zero ground rent and no forward chain, this apartment represents an excellent opportunity to acquire a home that is ready to move into whilst offering outstanding long-term value.

Magnolia House enjoys a convenient position on Redhill Drive, ideally placed for a wide range of local amenities.

The nearby areas of Moordown and Winton offer an excellent selection of shops, cafés, supermarkets and everyday facilities, whilst Castlepoint Shopping Centre is also within easy reach for a wider choice of retail outlets, restaurants and leisure facilities.

For those who enjoy the outdoors, Redhill Park and Slades Farm provide attractive open spaces, sports facilities, children's play areas and pleasant walking routes. The property is also well positioned for access to Bournemouth Town Centre, with its extensive range of shops, restaurants, bars, award-winning beaches and coastal attractions.

Excellent transport connections are available nearby, including regular bus services, easy access to the Wessex Way and Bournemouth Railway Station, providing convenient links towards Poole, Christchurch, Southampton

and beyond. The area is also well served by a number of well-regarded local schools, making this an appealing choice for a wide range of buyers.

Early viewing is highly recommended.

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.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

Taxband - B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth Borough Council

Find an energy certificate (f) English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 10 Magnolia House Ramsell Drive BOURNEMOUTH BH10 6AD	Energy rating D	Valid until 3 October 2028
		Certificate number 8448-6820-6149-0944-9902

Property type	Top-floor flat
Total floor area	61 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements