

Connells

Lorne Park Mansions Lorne Park Road
BOURNEMOUTH

Lorne Park Mansions Lorne Park Road
BOURNEMOUTH BH1 1JL

for sale
£100,000







Property Description

Connells Southbourne are delighted to offer this well-presented one-bedroom fourth floor apartment, served by a lift and benefiting from the remainder of a 999-year lease. The property features a bright open-plan kitchen/living space with a Juliet balcony enjoying rooftop views. Ideally situated in Bournemouth Town Centre and just over half a mile from Bournemouth's award-winning beach, this apartment would make an excellent first-time purchase, investment or holiday home.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo. The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offers something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries. The property is situated 0.5 miles from Bournemouth Pier.

Communal Entrance

Secure entry. Stairs and lift to all floors. Apartment front door opens into the;

Entrance Hall

Door to;

Kitchen / Diner

A bright and versatile open plan kitchen/dining area fitted with a range of matching wall and base units, complemented by work surfaces and tiled splashbacks. The space provides room for a dining table and seating, creating an ideal area for everyday living and entertaining. Large doors allow plenty of natural light to flood the room while enjoying elevated rooftop views, enhancing the spacious feel of the living space.

Bedroom

Double glazed window to the front aspect. Electric Radiator. Built in mirrored wardrobes.

Bathroom

Fitted with a three piece suite comprising a panel enclosed bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls and tiled floor. Extractor unit.

Agents Notes;

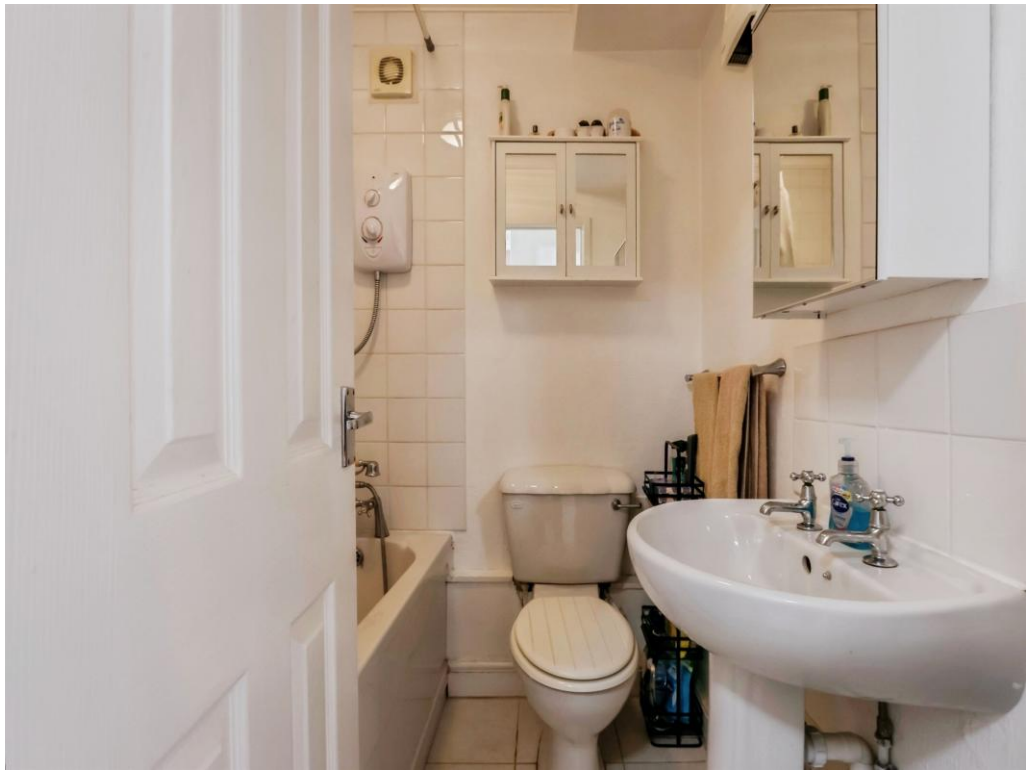
Lease: 999 years from 1 July 1987

Service Charge: £1320 per annum

Ground Rent: £0

Council Tax: Band A - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







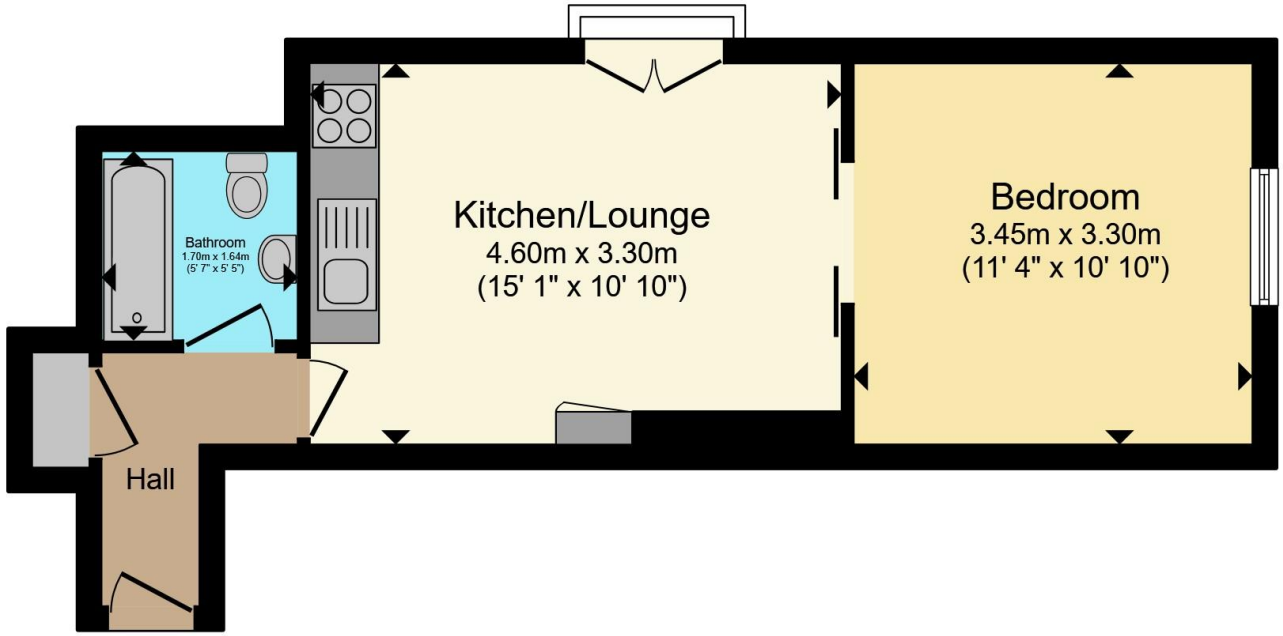












Total floor area 33.3 m² (358 sq.ft.) approx

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

Connells

To view this property please contact Connells on

T 01202 423 281
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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: F

Council Tax Band: A

Service Charge: 1320.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306884

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.