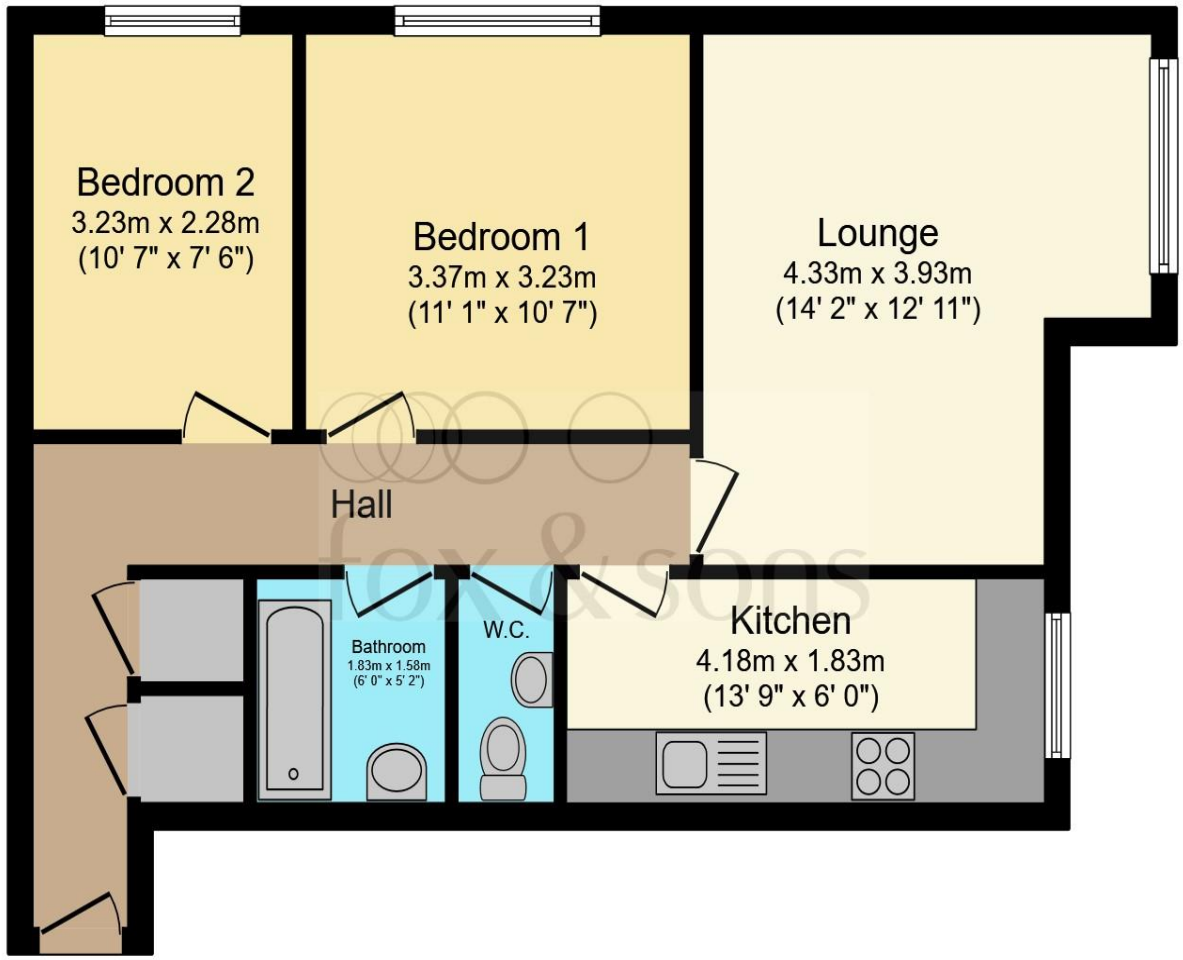
Melbourne Court Seabourne Road,BOURNEMOUTH BH5 2HT

fox & sons

welcome to

Melbourne Court Seabourne Road, BOURNEMOUTH

Well-presented two double bedroom apartment ideally located moments from Southbourne Grove and within walking distance of award-winning beaches. Offering a dual-aspect living space, modern kitchen, allocated parking and a long lease, perfect for first-time buyers or investors.



Second Floor

Kitchen
13' 9" x 6' (4.19m x 1.83m)

Lounge
14' 2" Max x 12' 11" Max (4.32m Max x 3.94m Max)

Bedroom 1
11' 1" x 10' 7" (3.38m x 3.23m)

Bedroom 2
10' 7" x 7' 6" (3.23m x 2.29m)

Bathroom

Wc

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Melbourne Court Seabourne Road, BOURNEMOUTH

- Two double bedroom first floor apartment
- Dual-aspect living/dining room
- Modern kitchen with space for appliances
- Separate bathroom and W/C
- Allocated off-road parking space

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 1598.76
Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,750

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110568

The Property Ombudsman

Property Ref:
WTN110568 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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