





Flat (EPC Rating:)

FLAT 13, VICTORY COURT LOWTHER ROAD, CHARMINSTER, BOURNEMOUTH,

Offers In The Region Of

£200,000

FEATURES

2 1 1

2 Bedroom Flat located in Bournemouth

Key Features:

• Purpose-Built Second (Top) Floor Flat
• Two Bedrooms
• Open Plan Lounge/Kitchen with Dormer Window
• Spacious Hallway with Fitted Storage
• Modern White Suite Bathroom
• Council Tax Band: B
• EPC Rating: D
• Maintenance/Service Charges & Ground Rent – please confirm details
• Allocated Off-Road Parking to Rear
• Chain-Free – Ideal First-Time Purchase or Investment Opportunity
• Currently Tenanted – Potential Rental Income in the Region of £1100 pcm

Description:

Accessed via a communal entrance with stairs and landings, this well-presented flat is situated on the second (top) floor of the building. The property features an open plan living area with a dormer window, two bedrooms, a generous hallway with built-in storage, and a modern white suite bathroom.

Outside:

The property benefits from one allocated off-road parking space at the rear of the development, along with access to a secure bicycle storage area.

Tenure:

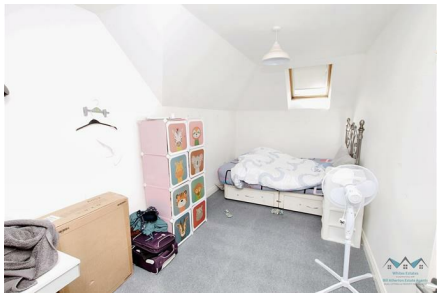
• Leasehold – 82 more years. (99 year lease, from September 2007.

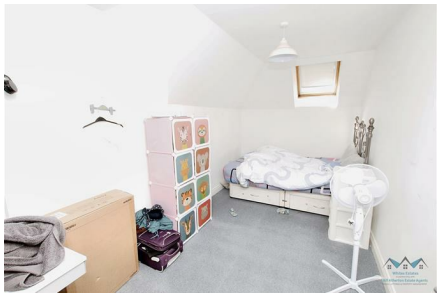
Charges:

• Maintenance/Service Charge: approx £1100 every 6 months. That's the average over the last year (of which £250+ goes into a reserve fund and roof fund).
• Ground Rent: £200 a year.

Prospective purchasers will be required to provide identification documentation at a later stage. Your cooperation in this matter will help prevent any delays in finalising the sale.
These particulars do not form part of, or constitute, an offer or contract.
The measurements provided are for guidance purposes only and may not be entirely accurate.
Prospective buyers are advised to verify the measurements before incurring any expenses.
Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.
Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

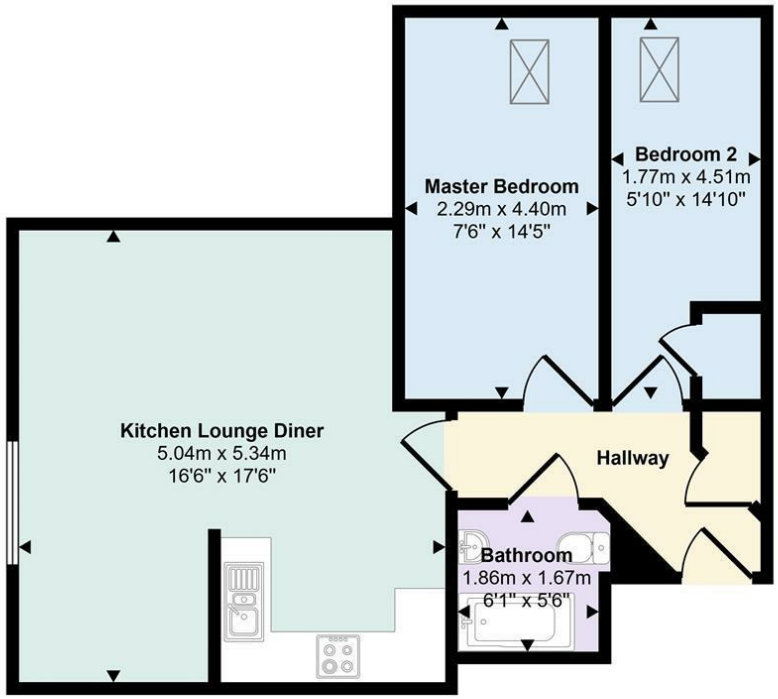








Approx Gross Internal Area
55 sq m / 587 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

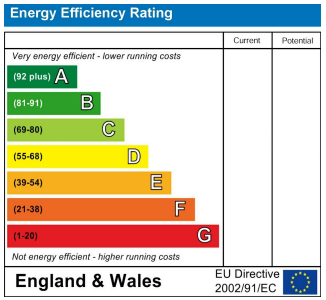
Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.