



# **Tregonwell Road, Bournemouth BH2 5NT**



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## **Tregonwell Road, Bournemouth**

An immaculately presented two-bedroom penthouse apartment offering bright, spacious and contemporary living throughout. This exceptional home is sold with no onward chain and comes with a brand-new 125-year lease



## Agents Notes

### Kitchen/Lounge/Diner

31' 8" Max x 13' 3" ( 9.65m Max x 4.04m )

### Bedroom 1

11' 5" Max x 9' 2" ( 3.48m Max x 2.79m )

### Bedroom 2

13' 9" Max x 11' 5" ( 4.19m Max x 3.48m )



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.focalagent.com](http://www.focalagent.com)

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## Tregonwell Road, Bournemouth

- NO FORWARD CHAIN & NEW LEASE
- HOLIDAY LETS PERMITTED
- NEW 125 YEAR LEASE
- PETS PERMITTED
- IMMACULATEDLY PRESENTED TWO BEDROOM PENTHOUSE APARTMENT

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



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