



Quinn & Co
ESTATE AND LETTING AGENTS

Derby Road, Bournemouth

- Two double bedrooms
- Residents parking
- Short walk to the beach and shops
- Generous size kitchen/diner

£225,000

EPC Rating 'C'





Property Description

This well-presented ground-floor flat is situated in Bournemouth's highly sought-after East Cliff, within easy walking distance of Bournemouth Town Centre, the pier and the award-winning Blue Flag sandy beaches. An ideal opportunity for a first-time buyer, owner-occupier or those seeking a second home by the sea, the property forms part of Roysdean Manor, a stylish development which retains a wealth of attractive original features.

The accommodation comprises an entrance lobby, entrance hall, spacious lounge, fitted kitchen/breakfast room, two bedrooms and newly fitted shower room. French doors from both the lounge and dining area provide direct access to the outside.

Whilst the adjoining enclosed patio area is not demised to the apartment, residents have historically been permitted to maintain and enjoy the area immediately adjacent to the French doors. There is also use of the beautifully maintained communal gardens, together with residents' parking.





Further benefits include gas-fired central heating and no forward chain.

Approximate measurements as follows.

Lounge 4.26m x 4.09m (both maximum measurements).

Kitchen/diner 5.84m x 3.63m maximum narrowing to 2.33m into the kitchen area.

Bedroom 1 - 4.13m maximum x 3.57m maximum.

Bedroom 2 - 3.08m x 2.29m.

TENURE AND CHARGES

Tenure: Leasehold, approximately 103 years remaining.

Ground Rent £276 per annum.

Service Charges: Approximately £2000 per annum

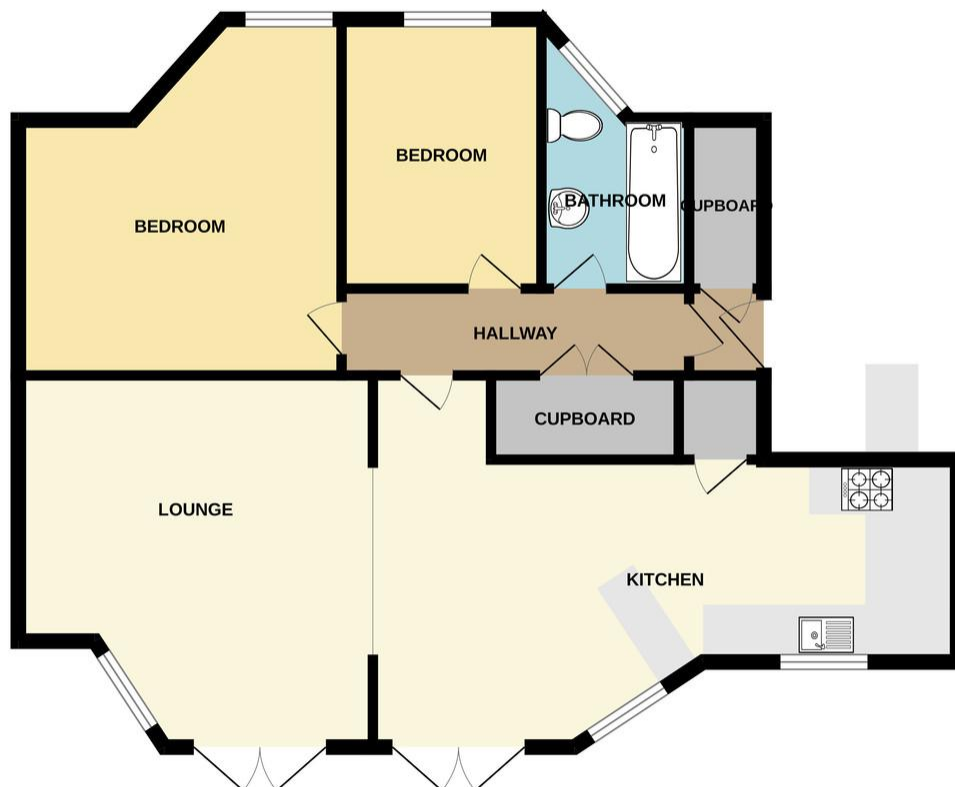
The above information should be verified by a legal representative prior to purchase.







GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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