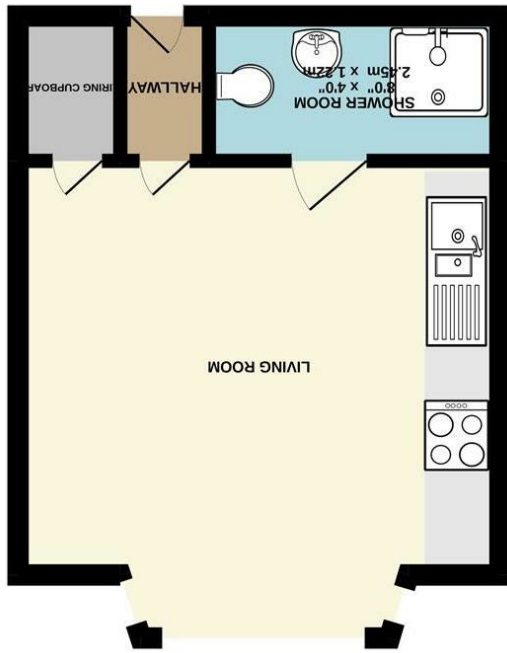


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

What is shown has been made to ensure the accuracy of the floor plan. Measurements of walls, doors and windows are approximate and should be used as a guide only. The floor plan is for information purposes only and should not be used as a basis for any purchase. The number, position and details of items shown are not guaranteed as to their quantity or accuracy and may vary.



GROUND FLOOR  
218 sq. ft. (20.2 sq.m.) approx.

**FLOOR PLAN**



**Flat G Mallard Grange 45 Sea Road**  
Bournemouth, BH5 1DL, Asking Price £75,000

**MAIN FEATURES**

- Close to Sea and Shops
- Double Glazing
- Electric Heating
- High Ceiling & Bay Window
- Refurbished Shower Room
- Security Entry System
- No Chain
- 7.2% Gross Yield

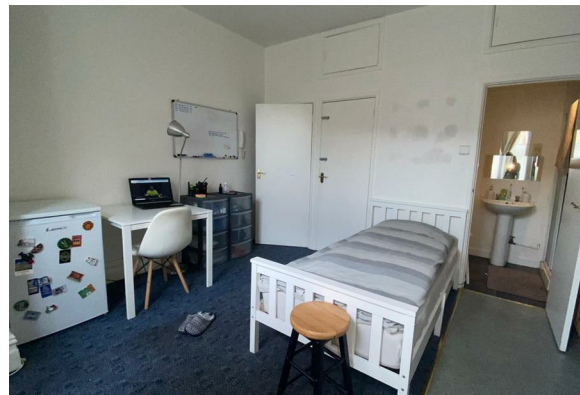
**Full Description**

\*CASH BUYERS ONLY\*

A super first floor studio apartment situated in a convenient location within easy reach of shops and the sea front. Well presented throughout, the property is ideal as a rental investment and is offered with vacant possession.

The accommodation comprises; small entrance hall with storage cupboard, good size living space with high ceilings and character bay window to the front aspect. The shower room has been completely refurbished.

The property is located in a small converted block and is only a short distance from the shops on the Boscombe High Street, Boscombe Pier and the sea front. Ideal as a rental investment with no chain.



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**Area**

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5\* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

**Tenure**

Tenure: Leasehold - 92 year remaining (125 years from 1988)

Service/Maintenance Charge: £600 per annum (paid in two amounts of £300 and includes building insurance)  
Ground Rent: £75 per annum.

Currently Rented at £450pcm.

Council Tax: Band A

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

**Asking Price £75,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

