

integrity of the premises and condition / working order of services, plants and equipment

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error 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 operation or efficiency can be given.
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

FLOOR PLAN



MAIN FEATURES

- Two Double Bedrooms
- Double Glazed
- Gas Central Heating
- Allocated Parking - Rear Access
- Communal Clothes Drying Area
- Modern Throughout
- Long Lease - 154 Years Remaining

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.



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Description

A super two double bedroom ground floor flat situated in a convenient location close to Boscombe shopping and within easy access to the Pier and sea front.

Tenure

- Leasehold: With 154 years remaining.
- Ground Rent: £200 per annum.
- Maintenance: £1,800 per annum.
- Tenanted: No notice given, paying £750pcm.
- 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. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



Asking Price £165,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

