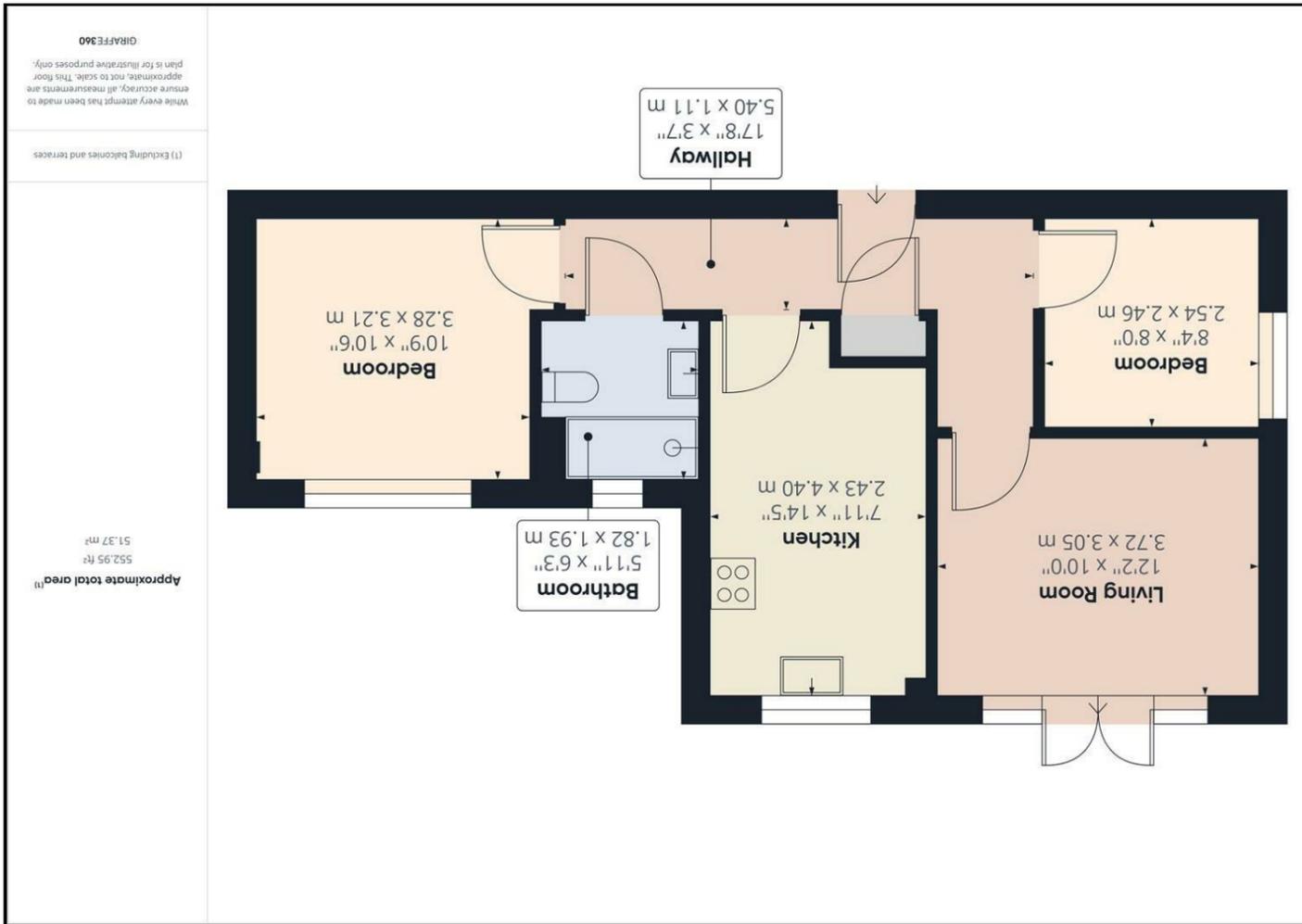


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested.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



FLOOR PLAN



Flat 3 Sarah Court, 12 Chessel Avenue
Bournemouth, BH5 1LH, Offers Over £270,000

MAIN FEATURES

- Sought After Location
- Two Bedroom Purpose Built Apartment
- Own Private Garden
- Recently Replaced Boiler
- Double Glazed
- Security Entry
- Bike Store
- Fitted Blinds
- Long Lease
- Excellent Condition Throughout

Description

A superb two bedroom purpose built ground floor flat with own private rear garden, directly accessed from the living area. Situated in a sought after location of Boscombe Manor and just a short walk to Boscombe & Southbourne town centres, and close to the cliff top and sea front. The apartment is located in a well run modern block, constructed in 2008, and presented in excellent order throughout having been recently updated and redecorated.

All rooms are accessed via the entrance hall; lounge with double opening french doors out to own rear garden. Part decked, part lawned and fully enclosed. A good size separate kitchen with modern appliances plus space for dining/breakfast table. Both bedrooms are well presented and served by a family bathroom which has recently been modernised.

As well as the private garden, there is a further communal area which is laid to lawn and the property has an allocated off road parking space.

An ideal first time buy or second home, the property needs to be viewed to be appreciated.



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Area

Boscombe Manor 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 a real feature, 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

Leasehold: with 175 years remaining.

Ground Rent: N/A

Maintenance: £445 per quarter (including sinking fund and buildings insurance). A well run block that has recently had communal areas redecorated and re-carpeted. Gardening, general cleaning and windows are regularly attended to.

Council Tax: Band C

Pets: Not permitted.

Holiday Lets: Not permitted.



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.

Offers Over £270,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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	

