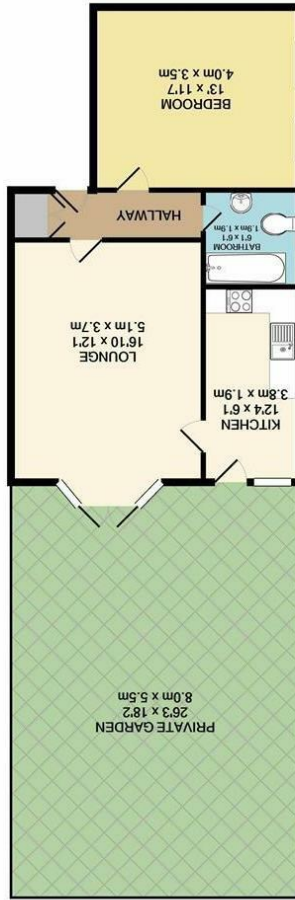


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Maplogix ©2020



FLOOR PLAN



Flat 1, 22 Donoughmore Road
Bournemouth, BH1 4HG, Asking Price £170,000

MAIN FEATURES

Unexpectedly Re-available

125 Year Lease

Character Features

Ground Floor Apartment

Near by 5* Award Winning Sandy Beaches

One Double Bedroom

Pets Permitted

Private Garden

Separate Kitchen

£250 Per Annum Ground Rent

Full Description

** Private Garden ** 125 Year Lease ** £250 Ground Rent ** One Double Bedroom Ground Floor Apartment ** Well Presented ** Separate Kitchen ** Three Piece Bathroom ** Character Building ** Near By 5* Award Winning Sandy Beaches **

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 unrivalled 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 - 125 Year Lease

Ground Rent: £250 per annum

Service Charge: Approximately £980 per annum - includes water and sewerage. Buildings Insurance is an additional £167.22 per annum.

Pets: Permitted

Estimated Rental: £700 per calendar month

Buildings Insurance: Paid Separately

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Lovett International Estate Agents Ltd.

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.

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Asking Price £170,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

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