



£279,950

Earls Court, 9 Gervis Road, Bournemouth, BH1 3ED



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Earls Court was built in 1864 and is a fabulous Victorian Gothic listed building which has been well maintained over the years. Formerly a desirable hotel and set within large landscaped grounds, a real feature of the building is the communal hallway where you will find a grand ornate wooden staircase, a minstrels' gallery as well as magnificent windows and original fireplaces .

This bright and airy top floor apartment is in good decorative order throughout, some rooms with featured quality papered walls. Accommodation comprises of a double aspect lounge, separate kitchen, two double bedrooms, mezzanine area and bathroom. The lounge features a double height ceiling with skylight and there is a spiral staircase from the lounge leading to a mezzanine area with window, ideal for use as an office, hobby room, occasional bedroom or just for storage. The kitchen has ample fitted cupboards, integrated fridge and washing machine, space for cooker and extractor hood above.

The original floorboards in the apartment have been painted which adds character to the apartment, the windows have double glazed units and the wooden frames are in good condition (due to the building being listed and in a conservation area UPVC frames are not permitted.)

Externally the grounds are well kept and feature a large pond. The car parking is approached via electronic gates, ample parking for all residents and visitors, flat 12 owns part of the car parking land.

The East Cliff is a sought after suburb of Bournemouth, comprising of wide tree lined roads and prestigious apartment blocks. The zig zag cliffside walk from where coastline views can be enjoyed and access to sandy beaches is only 0.3 miles away, Bournemouth town centre is only a mile away and the train station with direct links to London Waterloo is only 0.7 miles away.

This property permits rentals on an Assured Short hold Tenancy basis.

Tenure: Leasehold - 999 year lease from 25th March 1989

Ground Rent: peppercorn

Service charge: £1890 per half year , includes building insurance and contribution to reserve fund.



FEATURES & SPECIFICATIONS

- Character building
- Popular location
- Renting on AST Basis Permitted
- Long lease
- Parking
- Lovely communal gardens
- Security entry system
- Alarm system
- Gas central heating



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

940.92 ft²
87.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(09-00) C		
(05-08) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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