



£90,000

Flat M6, Hampshire Court Bourne Avenue, Bournemouth, BH2 6DW



SAXE COBURG™

Property Experts











### **Property Description**

Saxe Coburg are pleased to offer the opportunity to purchase this well-presented converted one-bedroom apartment situated in this ideal and highly sought-after location. You are within easy access to a vast range of local shops, amenities, and recreational facilities, as well as being just across the road from Bournemouth Gardens and a short walk to the award-winning seafront.

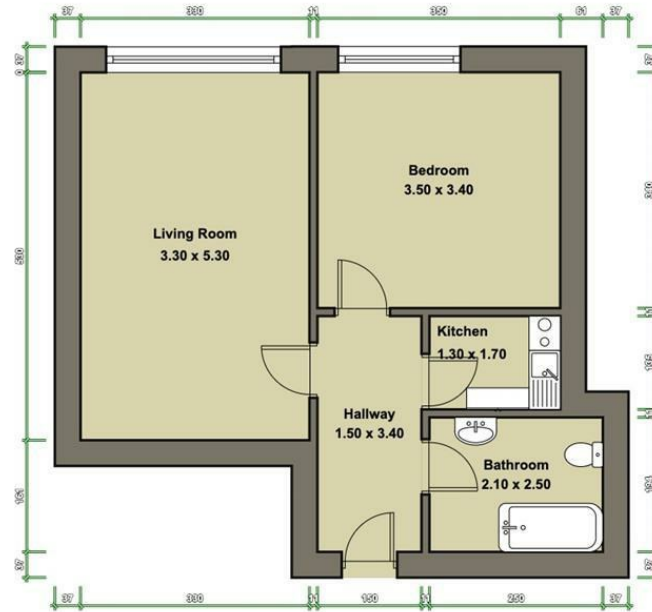
The internal accommodation comprises of one double bedroom, a generously sized living room, kitchen and a bathroom. The property would make an ideal first home or buy-to-let investment.

Additional benefits include being chain-free, double glazing throughout, and the inclusion of heating, hot water, and mains water and drainage in the service charge. An internal viewing is highly recommended to fully appreciate what this property has to offer and to avoid disappointment.

### **FEATURES & SPECIFICATIONS**

- CHAIN FREE
- HIGHLY SOUGHT AFTER LOCATION
- EXTENDED 143 YEAR LEASE
- SERVICE CHARGE £3376
- HEATING, WATER, SEWERAGE AND BUILDINGS INSURANCE INCLUDED IN SERVICE CHARGE
- DOUBLE GLAZING
- IDEAL FIRST HOME OR INVESTMENT
- WALKING DISTANCE TO BOURNEMOUTH GARDENS AND BEACH

M6 Hampshire Court, Bournemouth  
Approximate Gross Internal Area = 41.8m<sup>2</sup>



This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and may vary. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective purchasers should verify all details independently.

Key:  
Symbols and labels used in this floorplan are for reference only. Fixtures, fittings, and finishes shown may not be included in the sale.

**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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