

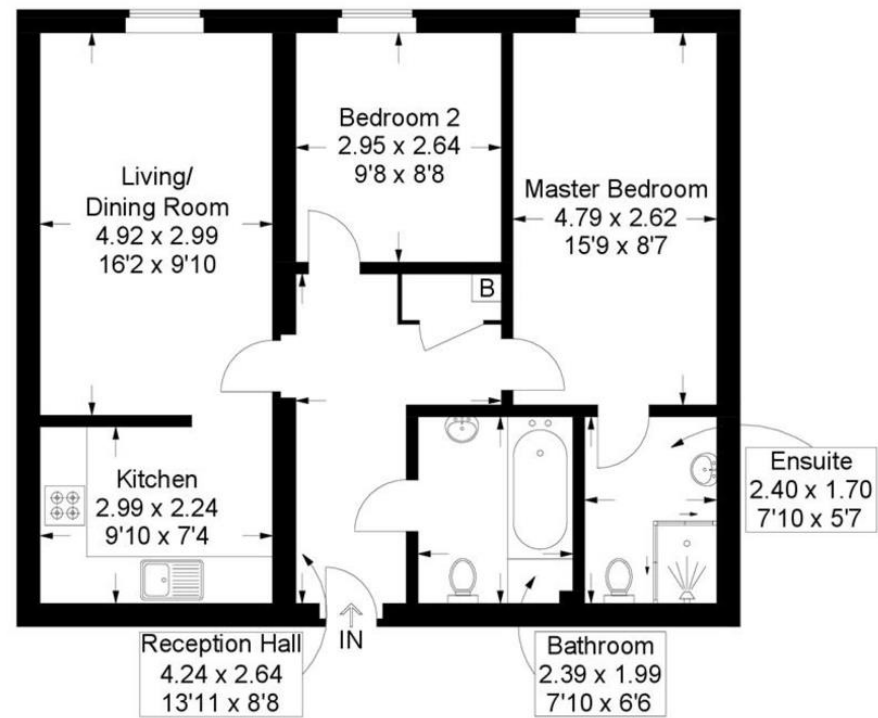


Property Location

Situated in the Enviale Westbourne Location with Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre (0.5 miles) with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex.

Suffolk Road, Bournemouth

Approximate Gross Internal Area = 64 sq m / 689 sq ft



Eighth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Suffolk Road, Bournemouth

Asking Price Of £230,000



- CLOSE TO BEACH
- PENTHOUSE 8th FLOOR
- TWO DOUBLE BEDROOM
- TWO BATHROOMS
- STORAGE CUPBOARD
- MODERN KITCHEN
- INTERCOM SYSTEM
- ENTRANCE HALLWAY
- LARGE LIVING ROOM
- DINING AREA
- WELL MAINTAINED
- COMMUNAL AREAS
- LIFT TO ALL FLOORS
- ALLOCATED PARKING



Why you'll like it

Fantastic Penthouse Apartment Located on the 8th Floor With Superb Views Over Bournemouth Towards The Sea and Close To Westbourne. Access is via a Secure Intercom Entry System and there is a Lift Servicing All Floors. The building and communal areas are extremely well maintained.

Accommodation comprises modern fitted kitchen opening to the spacious living/dining room which offers superb views. A modern fitted family bathroom and en-suite shower room to the master bedroom. Two bedrooms. A welcoming entrance hallway and further storage cupboard. The property benefits from Allocated Parking and a Long Lease.

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There is a main line train station at Bournemouth which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
 Lease: Over 100 Years Remaining
 Ground Rent: £150 per annum
 Service Charge: £2,400 per annum
 Reserve Fund: Included in Service Charge
 Building Insurance: Included in Service Charge
 Management Company: Rebbeck
 Estimated Rental Return: £1,300 pcm
 Pets: Not Permitted
 Holiday Lets: Not Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

