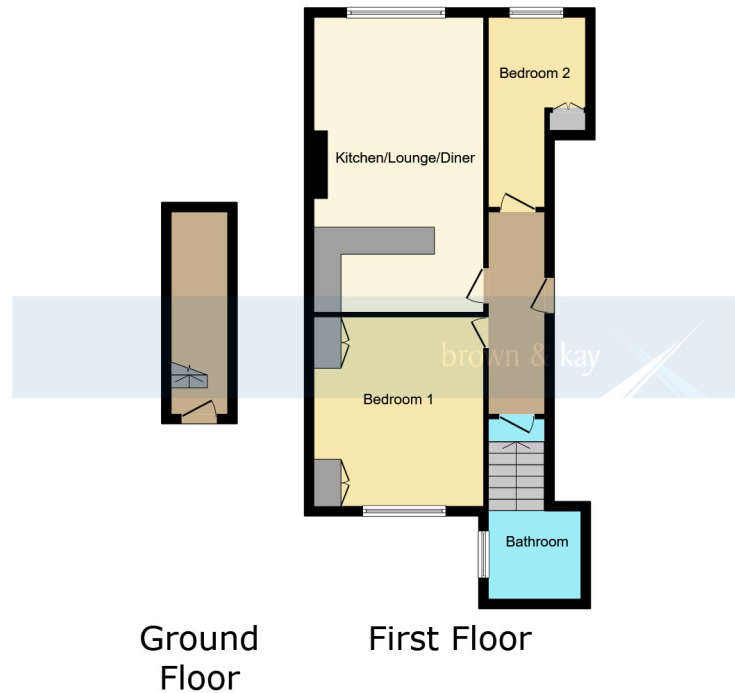




FLAT 1, 47 SEAMOR ROAD, BOURNEMOUTH, DORSET BH4 9AE

£160,000

- NO FORWARD CHAIN
- TWO BEDROOMS
- IDEAL BTL INVESTMENT OR FIRST TIME BUY
- PRIME LOCATION IN WESTBOURNE
- WALKING DISTANCE TO THE BEACH
- FIRST FLOOR APARTMENT



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Fantastic position in the HEART of Westbourne and offered for sale with NO FORWARD CHAIN. This well presented FIRST FLOOR apartment boasts a BRIGHT and SPACIOUS OPEN PLAN LIVING/KITCHEN/DINING, a LARGE MAIN BEDROOM, a further single bedroom and BATHROOM and would make an ideal BUY TO LET investment!

AGENTS NOTE - PETS & HOLIDAY LETS

Pets - Not permitted
Rentals and Air B&B are permitted

COMMUNAL ENTRANCE HALL

Stairs leading to first floor.

KITCHEN / LIVING ROOM

12' 4" x 21' 5" (3.76m x 6.53m) Mix of base and wall units with complementary work surfaces over. Space for washing machine, fridge/freezer and oven.
Upvc full length window to front aspect.

BEDROOM ONE

12' 4" x 13' 9" (3.76m x 4.19m) Built in wardrobes, Upvc double glazed window to rear aspect.

BEDROOM TWO

7' 1" x 13' 9" MAX (2.16m x 4.19m) Upvc double glazed window to front aspect, cupboard.

BATHROOM

Wash hand basin, w.c, bath with mixer taps and shower over. Window to side aspect.

PROPERTY DETAILS

- Tenure: Leasehold - 120 years from 1st of January 2006
- Service Charge: Currently As and when maintenance
- Ground Rent: £100pa
- Buildings insurance: £100pa
- Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.