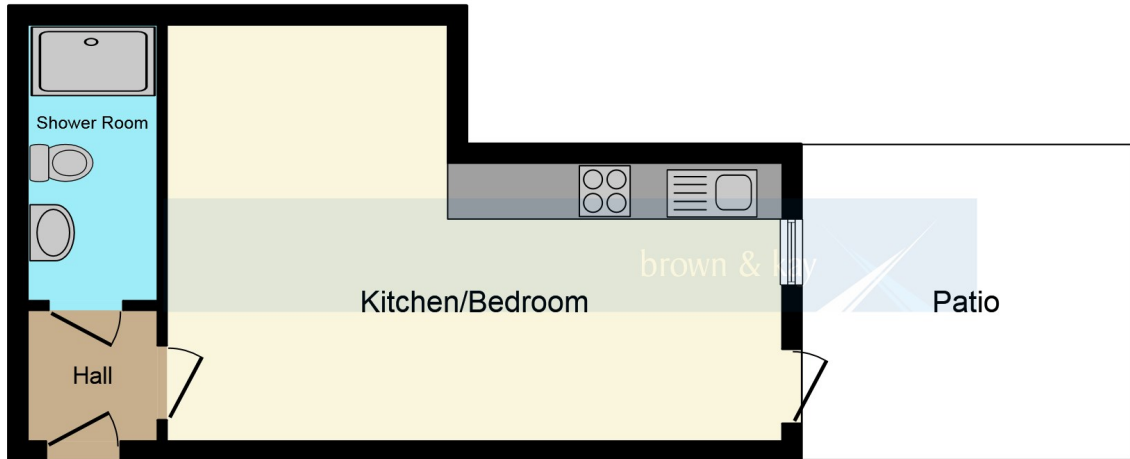




FLAT 3, LANCASTER COURT 113-115 WEST HILL ROAD, BOURNEMOUTH,  
DORSET BH2 5PH

£160,000

- NO FORWARD CHAIN
- MOMENTS FROM THE BEACH
- WALKING DISTANCE TO TOWN CENTRE
- 23' X 13' STUDIO AREA
- PRIVATE COURTYARD GARDEN
- HOLIDAY LETS PERMITTED



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Brown and Kay are delighted to market this stylish, lower ground floor studio apartment offered for sale with no forward chain. The home occupies a fantastic position moments from the beach and town centre and would make an ideal first time buy or lock up and leave holiday home, holiday lets are also permitted.

**AGENTS NOTE - HOLIDAY LETS**

Our client has advised that 'holiday lets' are permitted, we have not seen sight of the lease to verify this.

**COMMUNAL ENTRANCE**

With stairs and lift to the lower ground floor.

**STUDIO AREA**

23' 0" x 13' 3" (7.01m x 4.04m) A generous space which is well zoned to create separate spaces, the living area has ample space for a sofa, the kitchen area has wall and base units with inset sink, electric hob and oven, fridge and washing machine to remain, rear aspect UPVC double glazed window with UPVC double glazed door to the rear courtyard, and the bedroom area has ample space for a double bed.

**SHOWER ROOM**

Step in shower, low level w.c. and wash hand basin. Heated towel rail.

**COURTYARD GARDEN**

A feature of the home is the courtyard which is laid with artificial grass, space for table and chairs.

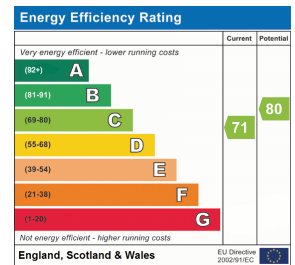
**STREET PARKING**

First come, first served.

**TENURE - LEASEHOLD**

Length of Lease - 116 years remaining  
 Ground Rent - £250 per annum  
 Maintenance - £645 x 2 payments per half year, circa £1,290 total

**COUNCIL TAX - BAND A**



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.