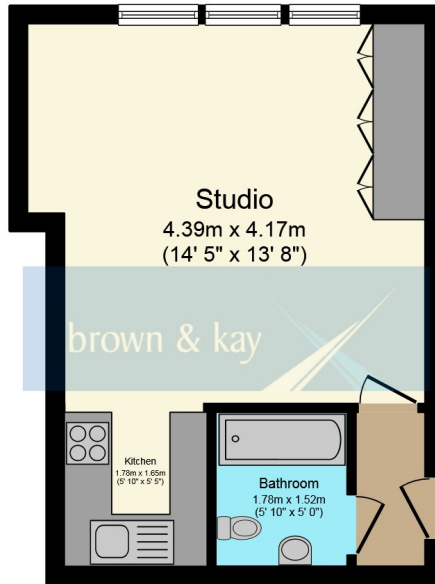




FLAT 52, WEST CLIFF STUDIOS, 9 DURLEY GARDENS, BOURNEMOUTH,
DORSET BH2 5HU

£122,500

- MOMENTS FROM THE BEACH
- FURNITURE INCLUDED
- KITCHEN & BATH/SHOWER ROOM
- GENEROUS STUDIO AREA
- IDEAL FTB OR BUY TO LET
- SECOND FLOOR APARTMENT



Floor Plan

Floor area 27.1 sq.m. (292 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Brown & Kay are pleased to offer for sale this GENEROUS size STUDIO apartment located in a fantastic position MOMENTS from the BEACH with the town centre also within WALKING DISTANCE. The property would make an ideal first time buy or buy to let investment with a rental income of circa £700 per month (furniture included).

FURNITURE TO REMAIN

Sofa, table and 2 chairs, bed, cabinet, TV stand, 2 drawer chests in wardrobes, appliances to include fridge, washing machine and microwave.

ENTRANCE

Stairs to the second floor apartment.

LOUNGE/BEDROOM

16' 4" x 13' 1" (4.98m x 3.99m) A very spacious lounge/bedroom with a table, two chairs, sofa, bed and plenty of storage in the triple double wardrobes, front aspect UPVC double glazed window, heater, opening to kitchen.

KITCHEN

6' 0" x 5' 6" (1.83m x 1.68m) Fitted with wall and base units, washing machine and fridge/freezer to remain, built-in electric hob with extractor, oven.

BATH/SHOWER ROOM

Suite comprising bath with shower, w.c. and wash hand basin.

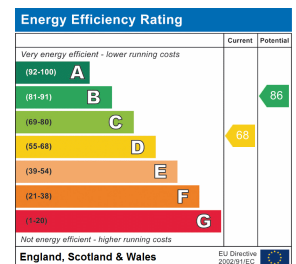
TENURE - LEASEHOLD

Length of Lease - 125 years with 87 years remaining

Maintenance - £1,700 per annum

Ground Rent - £50 per annum

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.