



Lansdowne Road
Bournemouth, Dorset

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A well-presented one double bedroom ground floor apartment with the benefit of a private entrance, ideally located within walking distance of Bournemouth Town Centre and the Travel Interchange. The property also enjoys access to communal gardens, allocated off-road parking, a long lease, and is offered to the market with no onward chain, making it an ideal first-time purchase or buy-to-let investment.

On entering the property, a private entrance leads into a welcoming hallway providing access to all accommodation. A particular feature is the spacious open-plan living/dining room with a modern fitted kitchen, offering a range of floor and wall mounted units, a gas hob, electric oven, and space for an undercounter fridge. The property further benefits from a separate utility room, providing useful additional storage along with plumbing and space for a washing machine.

The double bedroom is well proportioned, while the accommodation is completed by a stylish three-piece shower room comprising a walk-in rain shower, WC, and vanity wash hand basin. Externally, the property enjoys access to communal gardens and an allocated off-road parking space.

Leasehold: 151 years remaining

Service Charge: £1,075.75 per annum

Ground Rent: £250 per annum

COUNCIL TAX BAND: A

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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