



FLAT 11, TIVOLI COURT, 64A SURREY ROAD, BOURNEMOUTH, DORSET
BH4 9HU

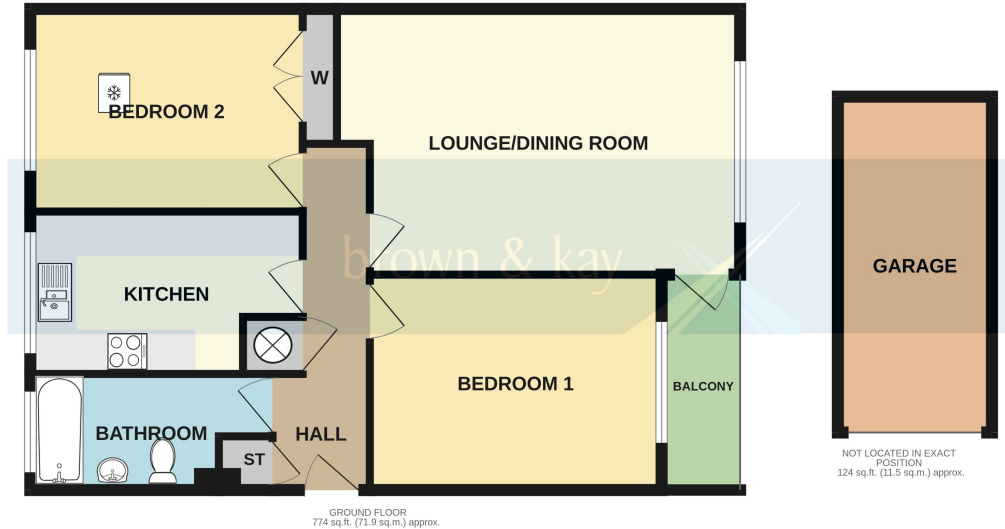
£220,000

- NO FORWARD CHAIN
- SECOND FLOOR, LIFT ACCESS
- BALCONY

- MODERNISATION REQUIRED
- 20' LOUNGE/DINER
- GARAGE

TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered for sale with NO FORWARD CHAIN is this two bedroom SECOND FLOOR apartment. The property is now in need of modernisation but offers a 20' LOUNGE/DINING ROOM, BALCONY and GARAGE.

AGENTS NOTE - PROBATE

Please be advised that due to the nature of the sale we are unable to have the details signed off by the owner. A prospective buyer(s) are to satisfy themselves fully before proceeding.

LOUNGE/DINING ROOM

20' 0" x 13' 1" (6.10m x 3.99m) Front aspect UPVC double glazed window, UPVC double glazed door to balcony, night storage heater.

KITCHEN

13' 0" x 7' 9" (3.96m x 2.36m) Rear aspect UPVC double glazed window.

BEDROOM ONE

14' 7" x 10' 9" (4.45m x 3.28m) UPVC double glazed window.

BEDROOM TWO

13' 5" x 9' 11" (4.09m x 3.02m) Rear aspect UPVC double glazed window.

BATHROOM

Panelled bath, w.c. and wash basin, rear aspect UPVC frosted window.

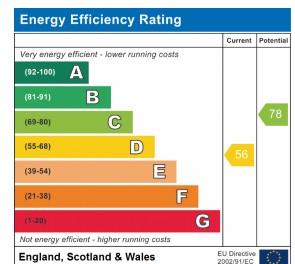
GARAGE

Up and over door.

TENURE - LEASEHOLD

Length of Lease - 999 years from 25th March 2006
Maintenance - Two payments of £1,147.00, payable twice yearly
Ground Rent - Peppercorn

COUNCIL TAX - BAND C



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.