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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market this two double bedroom retirement apartment (over 60s), located in the highly sought after area of Westbourne. The lovely apartment enjoys a ground floor position within this popular development and in brief boasts a 17' living room with direct access to a patio and communal gardens, a fitted kitchen with window, two double bedrooms and shower room. Furthermore, there are communal facilities for the use of the residents and with no onward chain this is a must see home.

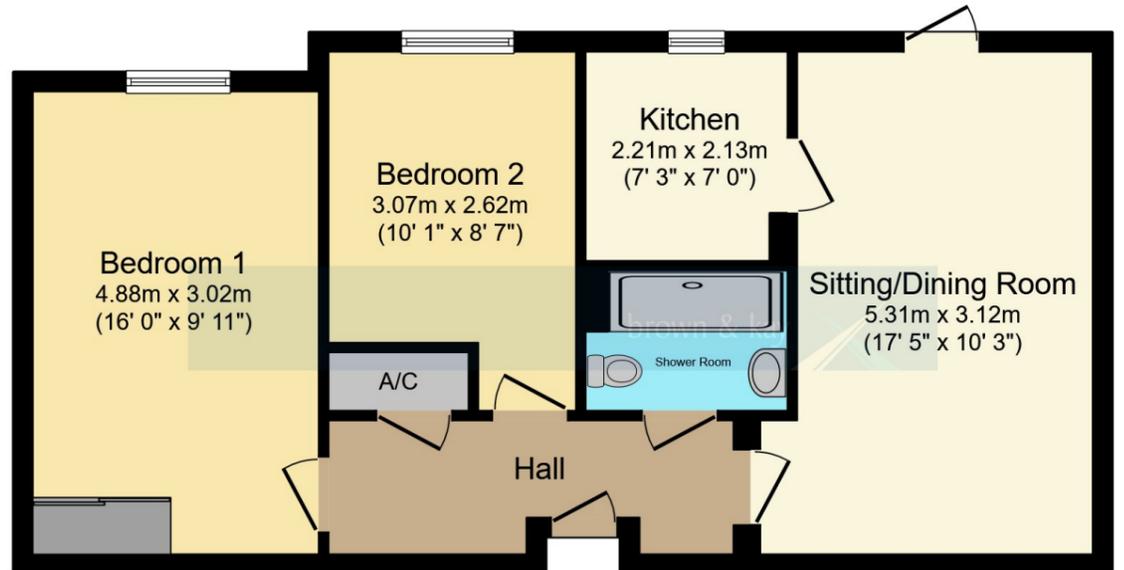
Located in the heart of Westbourne ideally positioned to take advantage of all the area has to offer. Moments from your door are a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With leisure in mind, you can enjoy a walk through the leafy Chine with pathways that meander directly to the beach with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and train stations located at both Branksome and Bournemouth.

MATERIAL INFORMATION

Tenure - Leasehold
 Lease Term - 101 years remaining
 Service Charge - £4,678.00 per annum
 Ground Rent - £900.00 per annum
 Management Agent - Churchill Estates
 Utilities - Mains Electricity & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - TBC

KEY FEATURES

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- DIRECT ACCESS TO GARDENS
- RETIREMENT APARTMENT
- CENTRAL WESTBOURNE LOCATION
- RESIDENTS PARKING
- COMMUNAL LOUNGE & LAUNDRY ROOM
- TENURE - LEASEHOLD
- COUNCIL TAX - BAND D



Ground Floor
 Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 57.7 sq.m. (621 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	