

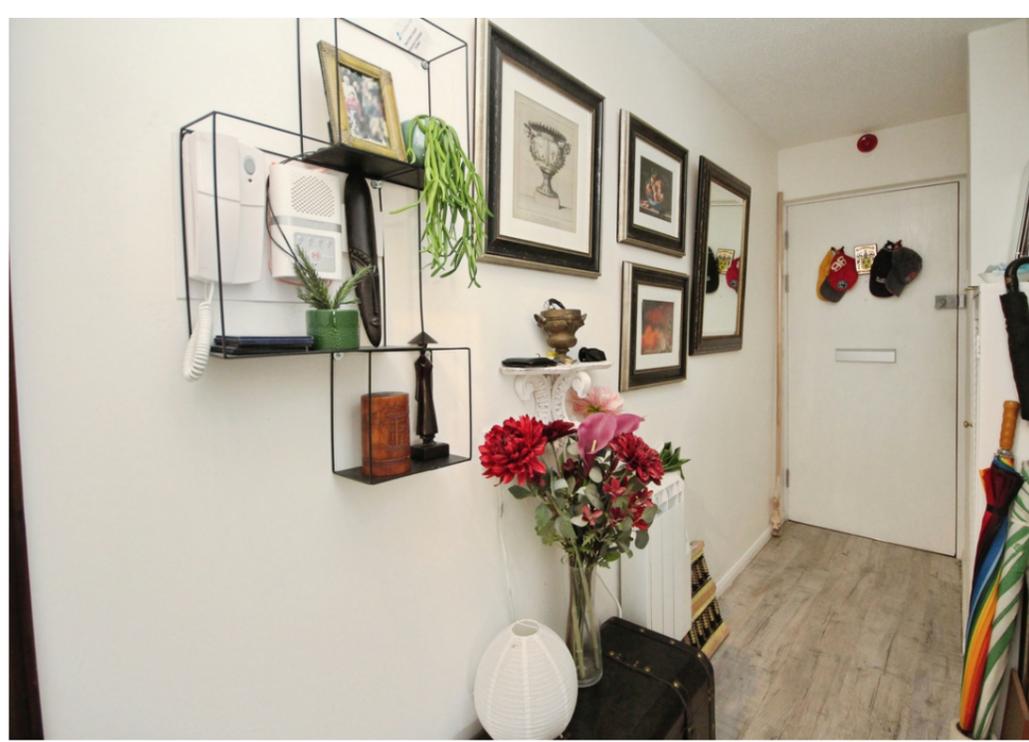


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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market this one bedroom retirement apartment situated in this convenient position between Westbourne and Bournemouth. A particular feature of this lovely home is the pleasant position it enjoys within the development together with the rare bonus of a balcony. The well presented accommodation boasts a modern kitchen with window, generous size living room, bedroom with built in wardrobe and modern shower room with oversize shower. This home is move in ready having been completely modernised and re decorated, and with no forward chain this would make an excellent property choice.

Masters Court occupies a super position ideally located between Westbourne and Bournemouth with immediate amenities on your doorstep to include a bus service. The bustling village of Westbourne offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, and in the opposite direction you will find the larger town centre of Bournemouth with its comprehensive range of shopping facilities. The beach with miles upon miles of promenade and sandy shores is also close by as are train stations with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Leasehold
 Length of Lease - 99 years from 9 November 2020.
 Maintenance - £360 per month.
 Management Agent - Stonewater, however the development will be self managed from 9th February 2026
 Parking - Ample parking-non allocated
 Utilities - Mains Electricity & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band A
 EPC Rating - D

KEY FEATURES

- OVER 60'S RETIREMENT DEVELOPMENT
- FIRST FLOOR APARTMENT (LIFT ACCESS)
- SUNNY PRIVATE BALCONY
- FIRST COME FIRST SERVED PARKING
- RECENTLY REFURBISHED
- COMMUNAL LOUNGE AND LAUNDRY ROOM
- NO FORWARD CHAIN
- CLOSE TO WESTBOURNE & BOURNEMOUTH
- COUNCIL TAX - BAND A
- LEASEHOLD - 94 YEARS REMAINING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		83
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor
 Floor area 502 sq.ft.

Total floor area: 502 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