

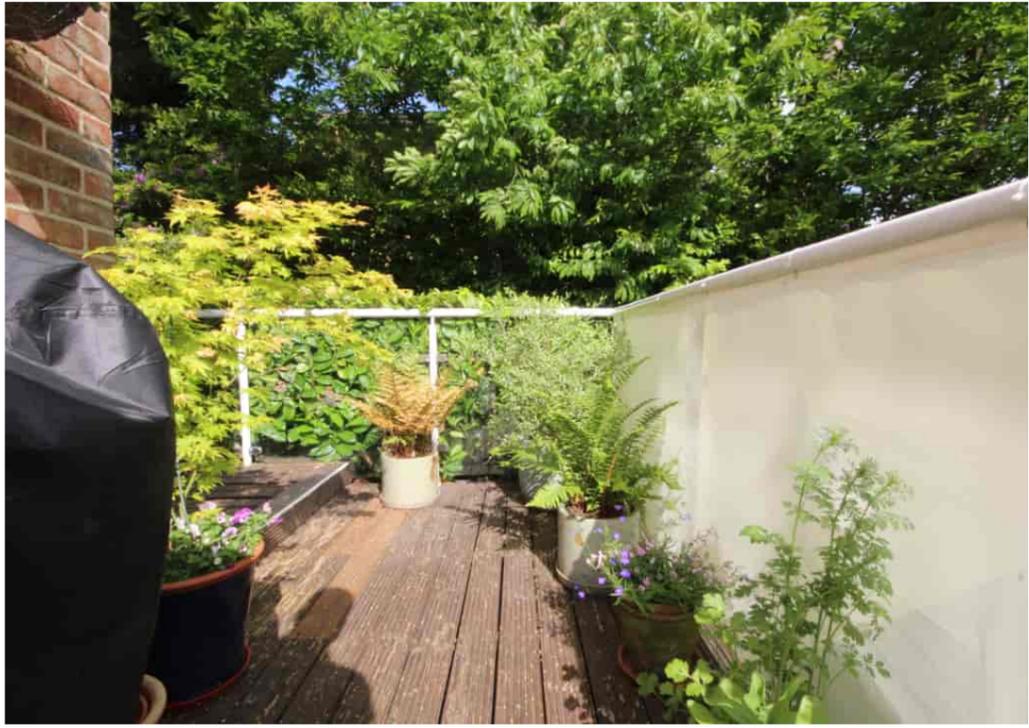


DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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





THE PROPERTY

Brown and Kay are delighted to market this stunning two bedroom modern apartment positioned on the ground floor (raised) of this attractive development. This beautifully appointed home enjoys many benefits to include a generous open plan living/kitchen/dining room enhanced with access to a large private decking area, a particular feature of this home. Additionally, there is secure underground parking with direct lift access plus a lock up garage is conveyed with the apartment.

Amarone is well positioned to take advantage of the tree lined walks through Bournemouth Gardens directly into Bournemouth town centre with its variety of shopping and leisure pursuits, and miles upon miles of impressive sandy beaches beyond the gardens. Westbourne with its laid back ambience is within walking distance and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

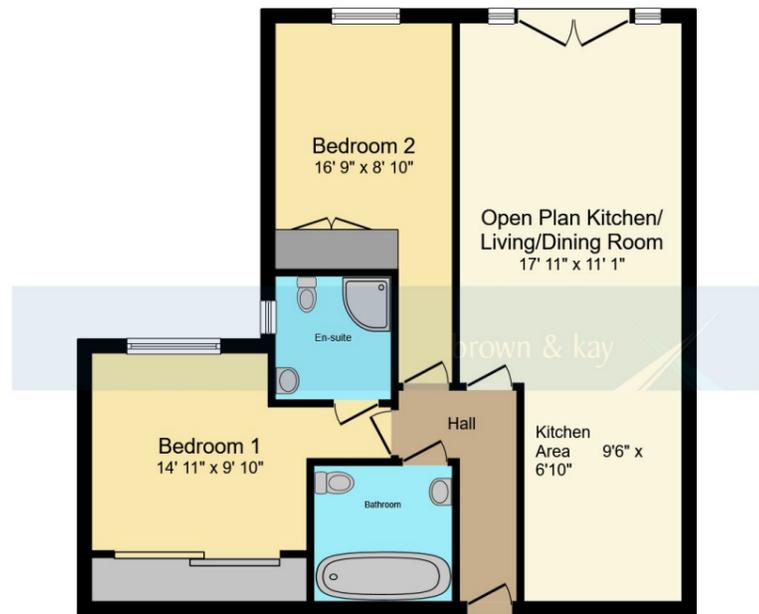
MATERIAL INFORMATION

Tenure - Leasehold, 109 years remaining
 Service Charge - £2,534.00 per annum
 Ground Rent - £250 per annum until 2034, £500 thereafter
 Garage Ground Rent - £150 per annum until 2034, £300 thereafter
 Parking - Secure Underground Parking Space & Garage with light and power
 Management Agent - Inspired Property Management
 Holiday Lets - Not permitted
 Pets - Our client has supplied an extract from the lease confirming subject to licence that can be revoked if the pet causes annoyance. Buyers are advised to satisfy themselves fully prior to proceeding i.e. with freeholder/management.
 Utilities - Mains Electricity, Gas & Water & Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band C, EPC Rating C

KEY FEATURES

- NO FORWARD CHAIN
- PET FRIENDLY SUBJECT TO USUAL TERMS/CONSENT
- RAISED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE
- LARGE PRIVATE TERRACE/DECK AREA
- SECURE PARKING AND GARAGE
- CLOSE WESTBOURNE VILLAGE
- YARDS TO BOURNEMOUTH GARDENS
- TENURE - LEASEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(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	



Floor Plan
 Floor area 695 sq.ft.

Total floor area: 695 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