



rightmove
find your happy

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.

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





THE PROPERTY

SHARE OF FREEHOLD* *NO FORWARD CHAIN* *DIRECT GARDEN ACCESS Brown and Kay are delighted to market for sale this well presented two double bedroom apartment occupying a ground floor position in this convenient location. A particular stand out feature is the conservatory opening up to the gardens with a pleasant outlook. In brief, the accommodation benefits from a large entrance hall, 19' lounge/dining room, well fitted kitchen, shower room and separate w.c. Additionally, there is the added benefit of a garage and a share of the freehold - offered with no forward chain, this would make an ideal buy to let investment or main home alike.

Auburn Mansions is well located to take advantage of numerous amenities, with Tesco a stones throw away, and John Lewis and Branksome rail station just along the road together with bus services which operate to surrounding areas. The vibrant village of Westbourne 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 & Spencer food hall, Iceland and Boots. Miles upon miles of impressive beaches are close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts.

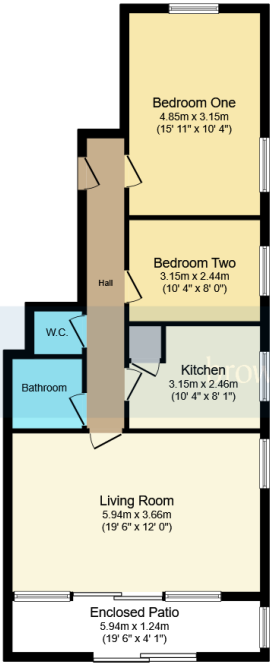
MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 981 years remaining
- Service Charge - £1,520 per annum
- Management Agent - House & Son.
- Pets & Holiday Lets - Clause 10 of the lease permits indoor cats as long as permission is granted by the directors of Auburn Mansions. Dogs are not permitted, neither are Holiday Lets.
- Parking - Garage
- Utilities - Mains Electricity, Gas & Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to ofcom website
- Council Tax - Band C
- EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- CONSERVATORY OPENING TO THE GARDENS
- TWO BEDROOMS
- GARAGE
- MODERN KITCHEN
- MODERN BATHROOM & SEPARATE W.C.
- WALKING DISTANCE TO WESTBOURNE & LOCAL AMENITIES
- SHARE OF FREEHOLD
- COUNCIL TAX - BAND C

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A | | |
| (92+) | | |
| B | | |
| (81-91) | | |
| C | | |
| (69-80) | | |
| D | 68 | 76 |
| (55-68) | | |
| E | | |
| (39-54) | | |
| F | | |
| (21-38) | | |
| G | | |
| (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Floor Plan
Floor area 66.1 sq.m. (711 sq.ft.)

Total floor area: 66.1 sq.m. (711 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](#)