



6, Regency House, 14 Lorne Park Road, Bournemouth, Dorset BH1 1JN

£164,950 Leasehold

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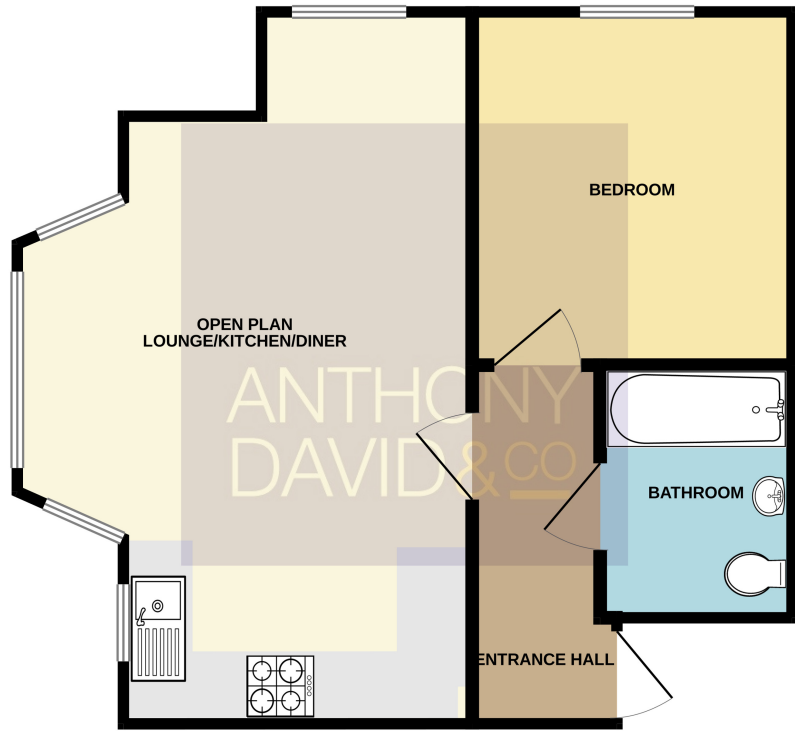
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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**\*\* NO FORWARD CHAIN \*\*** A bright and airy one bedroom first floor purpose built apartment constructed in 2008 and ideally situated in the heart of Bournemouth Town centre within walking distance of shops, eateries and bars. Bournemouth's blue flag sandy bathing beaches are also a short distance away. This ideal first time buy/investment purchase offers modern accommodation throughout which comprises: South facing open plan lounge/kitchen/diner, double bedroom and bathroom. Further features include: Allocated parking space, gas central heating and UPVC double glazing. Currently rented at £900 pcm.

**ANTHONY  
DAVID & CO**

FIRST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



Entrance Hall 10' 4" x 4' 2" (3.15m x 1.27m)

Open Plan Lounge/Kitchen/Diner 20' 10" x 10' 0" (6.35m x 3.05m)

Bedroom 10' 2" x 9' 2" (3.10m x 2.79m)

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

Parking One allocated space

Tenure Leasehold 125 years from 2008

Ground Rent £150 per annum

Managing Agent Regency Lorne Park Ltd

Service Charge £686 per annum

Reserve Fund £286 per annum

Council Tax Band B

TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.