



FLAT 3, 47 SEAMOR ROAD, WESTBOURNE, DORSET BH4 9AE

£110,000

- NO FORWARD CHAIN
- HEART OF WESTBOURNE LOCATION
- 19' OPEN PLAN LIVING/DINING/KITCHEN
- SECOND FLOOR APARTMENT
- WELL PRESENTED
- SHOWER ROOM

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



Fantastic position in the HEART of Westbourne and offered for sale with NO FORWARD CHAIN. This well presented SECOND FLOOR apartment boasts a BRIGHT and SPACIOUS OPEN PLAN LIVING/KITCHEN/DINING, a GOOD SIZE BEDROOM and SHOWER ROOM and would make an ideal BUY TO LET investment or FIRST TIME BUY!

TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.
While 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.
Made with SketchUp 12024.

COMMUNAL ENTRANCE HALL

Stairs to the first floor landing with door to the apartment.

ENTRANCE HALL

Return staircase to second floor landing, storage cupboard housing fuse box.

OPEN PLAN LIVING/KITCHEN/DINING

19' 7" x 12' 2" (5.97m x 3.71m) Double glazed window to the front aspect, heater, fire surround, sloped ceiling. Kitchen area - 'L' shaped run of units, wall and base units with work surfaces, inset electric hob with oven below.

BEDROOM

13' 6" max x 11' 0" (4.11m x 3.35m) Double glazed window to the rear, heater, sloped ceiling.

SHOWER ROOM

Double glazed window, suite comprising shower cubicle with wall mounted shower, wash hand basin and low level w.c. Double glazed window.

TENURE - LEASEHOLD

Length of Lease - 120 year lease with 102 years remaining
Maintenance - As and when
Ground Rent - £100 per annum
Building Insurance - Approximately £100 per annum

COUNCIL TAX - BAND A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

