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





THE PROPERTY

A beautifully presented two bedroom apartment, ideally situated on the top floor of an attractive character building. The generous and well proportioned interior features a generous 17ft open plan kitchen/living room, there are two double bedrooms and a family bathroom with additional storage. Additional benefits include an allocated parking space and a share of the freehold — making this an exceptional home ready to move straight into. Early viewing is highly recommended.

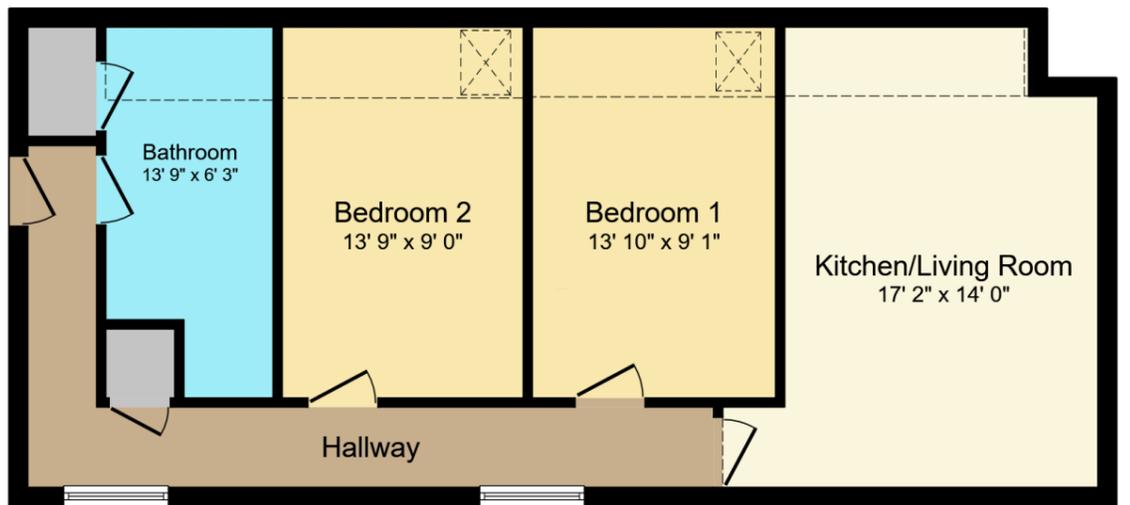
This home occupies a fantastic position, enviably located just moments to cliff top walks, wooded footpaths and Chine walks which meander down to glorious sandy shores with promenade stretching to the bustling town of Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore in the opposite direction and you will find yourself in the heart of Westbourne which has a more relaxed atmosphere with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 111 years remaining
 Maintenance - As & When, split three ways.
 Buildings Insurance - £666.67 per annum.
 Pets - Small pets permitted subject to the usual terms.
 Management Agent - Self managed.
 Parking - Allocated parking space.
 Shared outside storage area.
 Utilities - Mains Gas, Electricity & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band B
 EPC Rating - C

KEY FEATURES

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT (NO LIFT)
- SMALL PETS PERMITTED (SUBJECT TO THE USUAL TERMS)
- PARKING FOR ONE CAR
- SHARE OF FREEHOLD
- COUNCIL TAX - BAND B
- MODERN KITCHEN AND BATHROOM
- SOUGHT AFTER AREA MOMENTS FROM THE BEACH!
- SHARED OUTSIDE STORAGE AREA
- CLOSE TO WESTBOURNE



Floor Plan
 Floor area 679 sq.ft.

Total floor area: 679 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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	