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





THE PROPERTY

Occupying a fantastic position, this superb first floor apartment has been thoughtfully upgraded and offers generous and well proportioned accommodation throughout. The home features a bright and airy living/dining room with direct access to a southerly-facing balcony, perfect for enjoying some outside space, a beautifully appointed kitchen fitted with contemporary units, along with a stunning, modern bath/shower room. There are also two good size double bedrooms and a useful utility room. Additional benefits include a garage and a share of freehold. This is a truly impressive home and an early viewing is highly recommended.

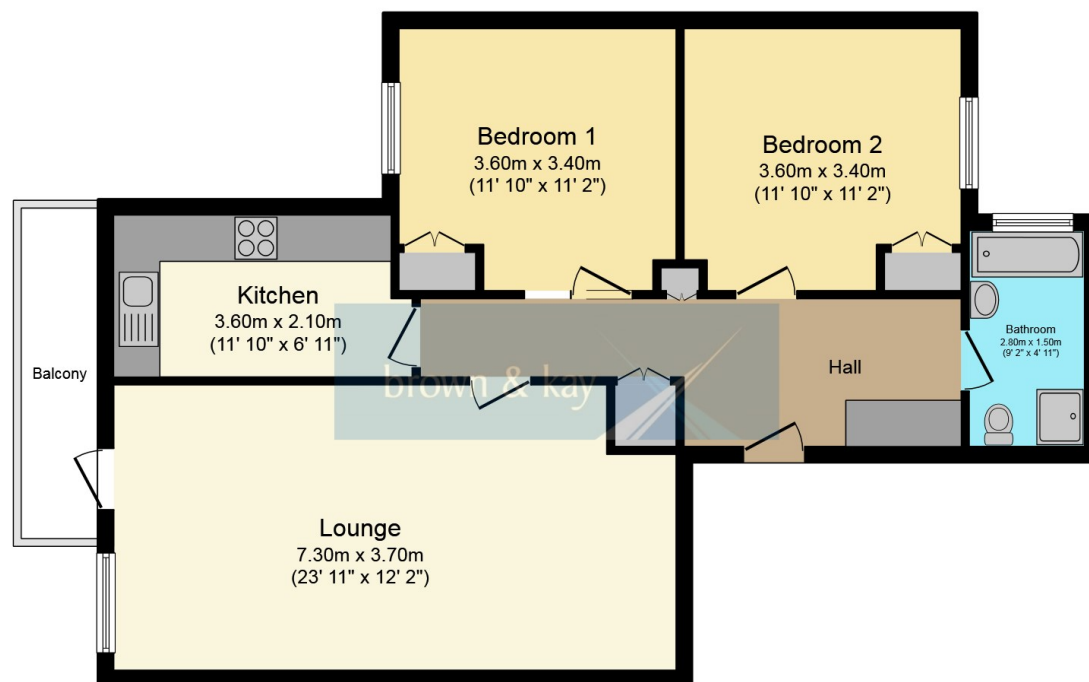
The property enjoys a super position on the ever popular Golden Grid ideally located to take advantage of all the area has to offer. Within level walking distance you will find the vibrant village of Westbourne, renowned for its eclectic mix of cafe bars, eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can take a stroll through the leafy pathways which meander directly down to miles upon miles of impressive sandy shores with promenade stretching from the famous Sandbanks one way to Bournemouth and beyond in the other. The area is also well catered for with bus services operating to surrounding areas and main line rail stations with links to London Waterloo at nearby Branksome and Bournemouth.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - Commenced 01/01/2004, end date 31/12/3002 - 900 years plus remaining from January 2023.
 Service Charge - £1,150.00 for the period 25th December 2025 - June 23rd 2026
 Management Agent - NM Property
 Pets and Holiday Lets - Not permitted
 Parking - Garage
 Utilities - Mains Gas, Electricity and Water
 Drainage - Mains Drainage
 Broadband and Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - To be confirmed

KEY FEATURES

- VENDOR SUITED
- GOLDEN GRID LOCATION
- FIRST FLOOR APARTMENT
- 23' LOUNGE/DINING ROOM
- SOUTHERLY ASPECT BALCONY
- FOUR PIECE BATH AND SHOWER ROOM
- TWO DOUBLE BEDROOMS
- GARAGE
- WALKING DISTANCE TO WESTBOURNE & BEACH
- SHARE OF FREEHOLD



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	71	79
D	(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	