



**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

Brown and Kay are pleased to market this well presented one bedroom apartment located on the top floor (lift access) of this character building. The home boasts generous accommodation featuring a good size dual aspect lounge, fitted kitchen, spacious bedroom, and bathroom. Furthermore, there is the benefit of a garage and with no onward chain this is a must see.

The property occupies a super position on the sought after East Cliff ideally placed to take advantage of all the area has to offer. In opposite directions you will find both Bournemouth and Boscombe town centres which offer a wide and varied mix of shopping amenities and for beach lovers, miles upon miles of golden sandy shores stretch from the famous Sandbanks through to trendy Southbourne and beyond, all just moments from your door. With transport in mind, there are bus services operating to surrounding areas and main line train station located at Bournemouth.

MATERIAL INFORMATION

Tenure - Share of Freehold  
Length of Lease - Approximately 63 years remaining, a lease extension is underway via our client.  
Service Charge - £2,700.00 per annum to include water & sewerage  
Pets & Holiday Lets - Not Permitted  
Management Agent - Owens & Porter  
Parking - Garage  
Utilities - Mains Electricity, Gas & Water  
Drainage - Mains Drainage  
Broadband - Refer to Ofcom website  
Mobile Signal - Refer to Ofcom website  
Council Tax - Band B  
EPC Rating - E

KEY FEATURES

- NO FORWARD CHAIN
- TOP FLOOR WITH LIFT ACCESS
- ONE DOUBLE BEDROOM
- DUAL ASPECT LOUNGE/DINING ROOM
- FITTED KITCHEN
- GARAGE
- A MUST SEE HOME
- CLOSE TO BOURNEMOUTH AND THE BEACH
- SHARE OF FREEHOLD
- COUNCIL TAX - BAND B

