

brown & kay

£200,000  
Flat 12, Gild House, 70-74 Norwich Avenue West, Bournemouth, Dorset BH2 6DR



**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



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2. The Lessee shall permit the Lessor and the Owners of the other Flats with or without workmen and others to have access to and enter upon the Premises as often as it may be reasonably necessary for them to do so in fulfillment of their obligations hereunder or under covenants relating to other flats and similar to those herein contained subject to such person or persons making good any damage done in the exercise of such rights to the satisfaction of the Lessee

13. Neither the Premises nor any part thereof shall be used for any illegal or immoral purpose nor shall any business or trade be carried on there nor shall any boarders or lodgers be taken and the Lessee shall use the Premises for the purpose of a single private residence only PROVIDED that this shall not prevent the Premises from being let out under an Assured Shorthold Tenancy Agreement for a period of not less than 6 months and PROVIDED FURTHER that this shall not prevent the Premises from being used for short term holiday lettings PROVIDING that in each case such uses do not cause a nuisance or annoyance to the Landlord or the Owners or occupiers of the Flats

14. The Lessee shall comply with and observe any reasonable regulations which the Lessor may (consistent with the provisions of this Deed) make to govern the use of any part of the Estate and such regulations may be restrictive of acts done on the Estate detrimental to its character or amenities and the costs or expenses incurred by the Lessor in preparing such regulations or in supplying copies of them or in doing works for the improvement of the Estate or in providing services to the Lessee or other Owners of the Estate or in employing Contractors or servants shall be deemed to have been properly incurred by the

THE PROPERTY

Brown and Kay are pleased to market this two bedroom apartment ideally located between Westbourne and Bournemouth, and close to award winning beaches. This well presented home is situated on the second floor of this modern development and internally boasts an open plan living/dining/kitchen with a well fitted kitchen area to include appliances, two bedrooms, one of which has the benefit of built-in wardrobes, and a tiled bathroom. Additionally, there is lift access and with an allocated parking space this would make an excellent first time buy or buy to let investment.

Gild House is well located in this popular spot being well placed to take advantage of all the area has to offer. The bustling village of Westbourne is close by and offers a wide and diverse range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, and in the opposite direction you will find the larger town of Bournemouth which offers a comprehensive range of shopping and leisure pursuits. For beach lovers, miles upon miles of golden sandy shores with promenade stretching from the famous Sandbanks to Southbourne and beyond are accessible, and with transport in mind there are plentiful bus services and train stations at nearby Branksome and Bournemouth.

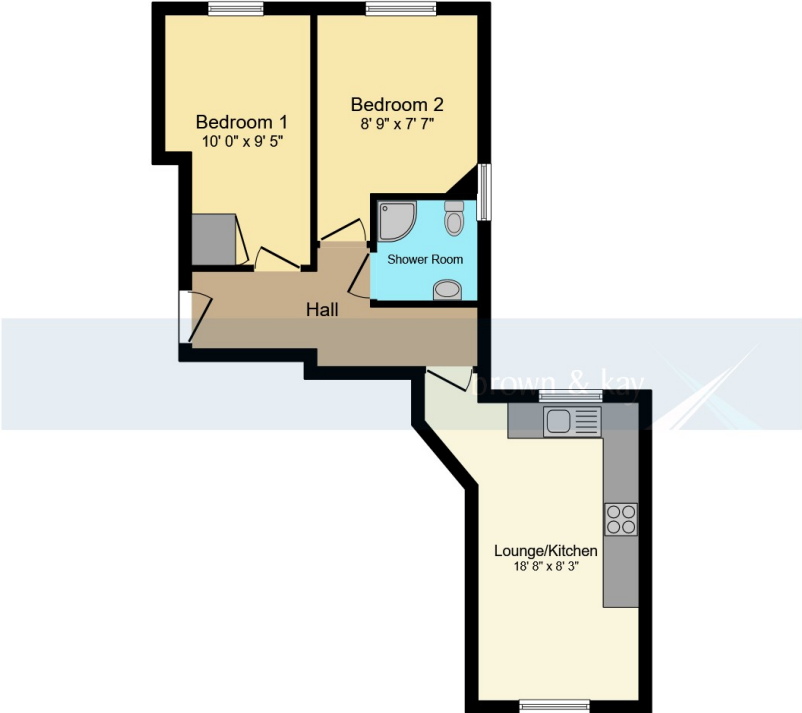
MATERIAL INFORMATION

- Tenure - Leasehold
- Length of Lease - 125 years from 1st January 2021
- Ground Rent - £200 per annum
- Service Charge - £1,937.50 per annum
- Management Agent - To be confirmed
- Holiday Lets - Holiday lets permitted in accordance with the terms of the lease, extract attached.
- Parking - Allocated parking space
- Utilities - Mains Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band A
- EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- HOLIDAY LETS PERMITTED IN ACCORDANCE WITH LEASE
- MODERN DEVELOPMENT
- SECOND FLOOR APARTMENT
- CLOSE TO WESTBOURNE AND BOURNEMOUTH
- OPEN PLAN LIVING
- TWO BEDROOMS
- ALLOCATED OFF ROAD PARKING
- TENURE - LEASEHOLD
- 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	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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](http://www.Propertybox.io)