

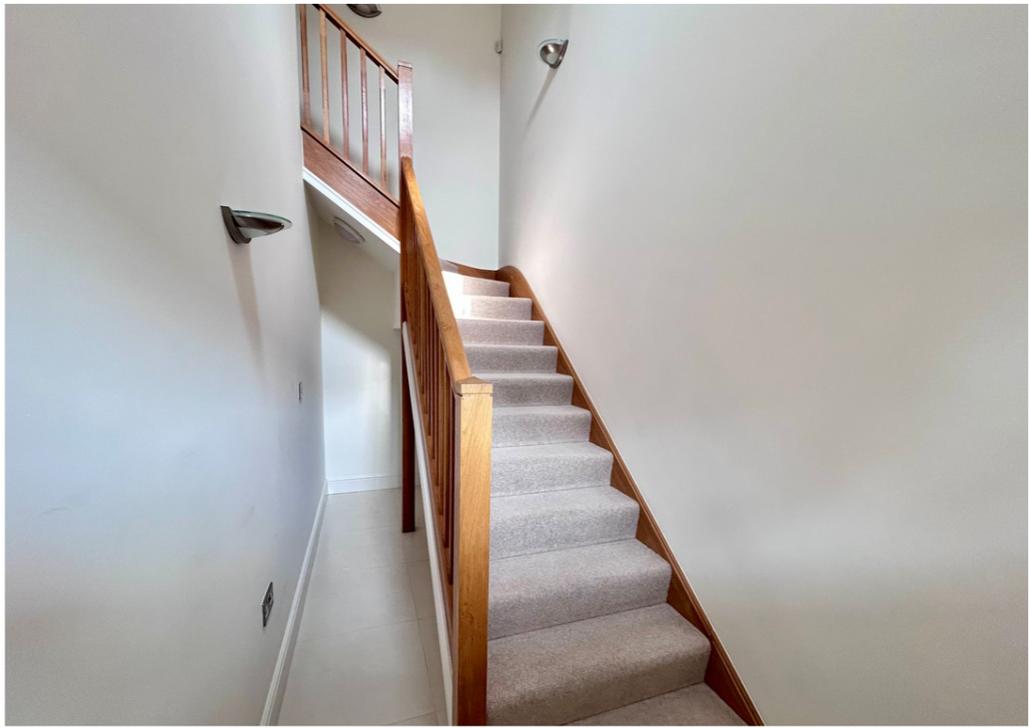


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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

An exceptional two bedroom apartment occupying a top floor position within this modern and attractive development. This beautifully appointed home enjoys the benefit of a private entrance with a staircase leading to the first floor, where a thoughtfully designed nook provides an ideal space for a home office or reading area, stairs then lead to the second floor. The heart of the home is an impressive open-plan living space flooded with natural light from multiple aspects - a well fitted kitchen boasts integrated appliances and a central island, whilst the dining area comfortably accommodates a table and opens onto a balcony, perfect for morning coffee, and the dual-aspect living area further enhances the sense of space and light. The principal bedroom features fitted wardrobes and a stylish en-suite bathroom, and a second bedroom is equally well-proportioned and also benefits from fitted wardrobes, there is also a separate, stylish shower room. Further adding to the appeal of this home are two allocated parking spaces, the use of a bicycle store, and the significant advantage of no onward chain. A rare opportunity to acquire a home of this calibre, early viewing is highly recommended.

Silwood is an exclusive development of homes situated in this desirable location ideally positioned to take advantage of all the area has to offer. The bustling villages of both Canford Cliffs and Westbourne offer an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names to include Marks and Spencer food hall. With leisure in mind, the renowned Parkstone Golf Cub is nearby as are miles upon miles of golden sandy shores with promenade stretching from the famous Sandbanks one way to Bournemouth and beyond the other. The area is also well catered for with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

Share of Freehold, 999 years from 25.12.2012, 986 years remaining

Service Charge for 2026 - £2,970.71 - this includes a 'non recurring' £1,250 charge for external redecoration of the block of flats, currently being arranged. For reference, the 'usual services' component of the charge for 2026 is £1,720.71

Management Agent - Woodley & Associates Leasehold Property Management

Pets and Holiday Lets - Our client has advised the lease contains no restriction on the keeping of pets (we have not seen a copy), buyer to satisfy themselves. Holiday Lets are not permitted

Parking - Two parking spaces plus residents Refuse and Bicycle Store

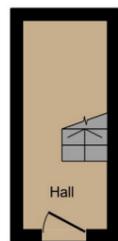
Heating - Underfloor heating, there is also a Heat Recovery Unit in the loft space

Utilities - Mains Electricity, Water, Gas and Drainage

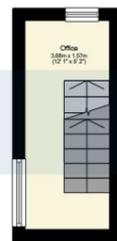
Council Tax - Band E, EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- PET FRIENDLY
- TOP FLOOR APARTMENT
- PRIVATE ENTRANCE
- TWO BEDROOMS
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- BALCONY
- EN-SUITE BATHROOM AND SEPARATE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES
- REFUSE AND BICYCLE STORE



Ground Floor
Floor area 5.5 sq.m. (59 sq.ft.)



First Floor
Floor area 5.5 sq.m. (59 sq.ft.)



Second Floor
Floor area 88.8 sq.m. (956 sq.ft.)

Total floor area: 99.8 sq.m. (1,074 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