





House & Son are delighted to present this two double bedroom top floor apartment, benefiting from a bright and sunny aspect; the triple aspect living room boasts a private sun balcony and sylvan views towards Bournemouth Gardens. This is an apartment not to be missed! The property is to be conveyed with a new long Lease (paid for by the Seller), a private basement store cupboard and with further negotiation, a private garage or allocated parking space.

The property is situated in a great location, with residents having access onto the Bournemouth Pleasure Gardens, via a private rear gate; which provides for a scenic walk through to Bournemouth town centre, the pier approach and to the stunning 'award winning' sandy beaches. Westbourne Village is also within easy reach with its cafes, bars, restaurants and the usual High Street facilities, including a Marks & Spencer's food Hall. There are excellent transport links, with a bus service provided on Surrey Road.

The building has several entry points for added convenience and there are stairs and lifts providing access to all floors. The apartment's accommodation features a spacious entrance hall with large storage cupboards, a spacious lounge/dining room to the open balcony and a kitchen which overlooks the trees lining Bournemouth Gardens. The main double bedroom is of an excellent size, with built in wardrobe and the second bedroom is an equally good double. Finally, there is the modern shower room and separate cloakroom with WC.

A great home, or investment purchase for buy to let, offered with no forward chain.

All viewings, via the Sellers Sole Selling Agents.



ENTRANCE HALL

20' 6" x 3' 1" (6.25m x 0.94m) + 5' 1" x 4' 1" (1.55m x 1.24m)

LOUNGE

19' 7" x 12' 4" (5.97m x 3.76m)

BALCONY

10' 6" x 4' 1" (3.2m x 1.24m)

KITCHEN

9' 0" reducing to 7' 0" x 6' 4" (2.74m to 2.13m x 1.93m)

BEDROOM 1

12' 9" x 9' 11" (3.89m x 3.02m) including wardrobe

BEDROOM 2

13' 3" x 9' 4" (4.04m x 2.84m)

BATHROOM

SEPARATE WC

OUTSIDE

GARAGE/PARKING SPACE

By separate negotiation - Ask Agent for details

TENURE AND CHARGES

Leasehold - The Seller will provide at their cost, a newly granted Lease - Term 150 years from 25 March 2015

Service Charge: £TBC (per half year)

EPC Rating E @ 65 Sqm

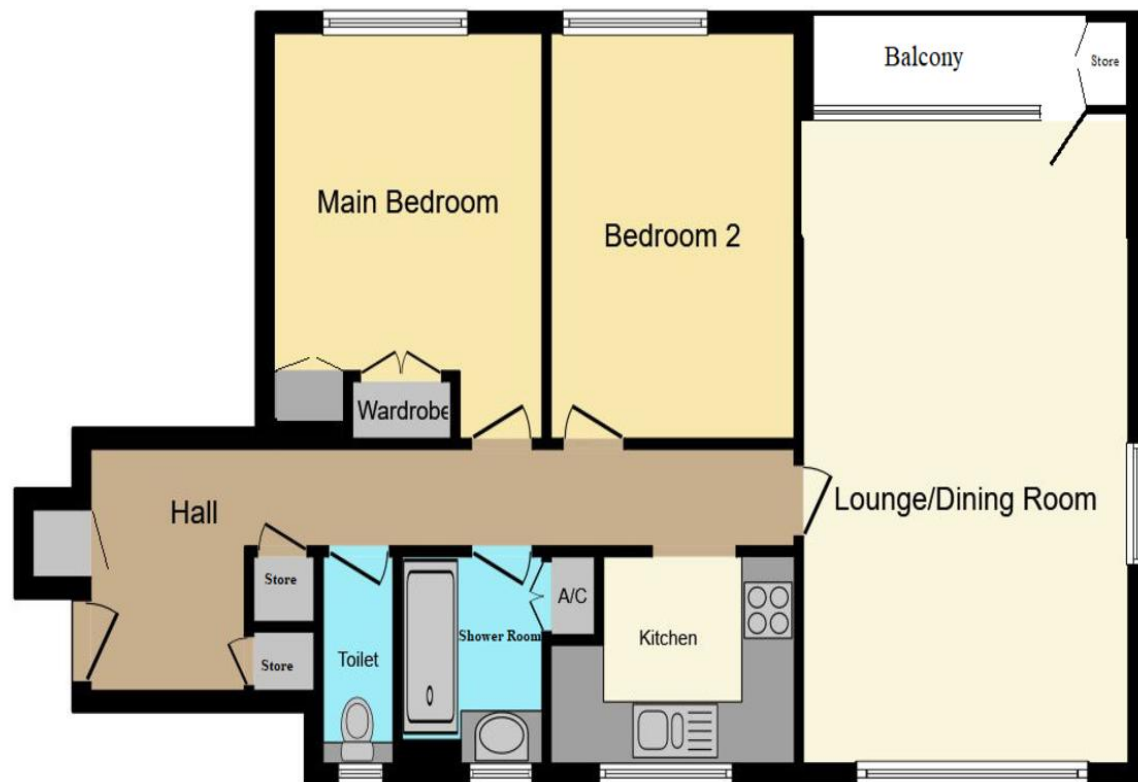
Council Tax: Band C (£2165 for 2026/27)



DISCLAIMER:

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review. Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction. House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





**House & Son Floorplan
Guildford Court**

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).

