



1 Admirals Court, 39 Sea Road,
Bournemouth, BH5 1DJ

Offers in excess of
£190,000



2

Bedrooms



2

Living



1

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A great apartment close to the beach & Holiday lets permitted!

Set just 600m away from golden sandy beaches is this well-proportioned two-bedroom ground floor apartment.

With holiday lets permitted, the apartment would make a great investment buy but equally would suit those looking for a home close to the sea and local amenities.

The apartment is spacious, with a good-sized lounge/diner along with two bedrooms, a kitchen & bathroom. Additionally, there is an allocated off-road parking space set to the rear of the development and a long lease of 97 years.

Offered for sale with no onward chain, an internal inspection comes highly recommended via the sellers chosen sole agent.

A communal side entrance door gives access into the well-maintained communal hallway where the subject apartment can be found on the ground floor.

Upon entering the apartment, a good-sized entrance hallway offers space for coats and shoes and doors which lead into all rooms except the kitchen.

The lounge/Diner is a generous size, offering two clear reception areas for both living and dining room furniture. There is a large UPVC bay window

to the rear aspect and a door from the dining area offers access into the kitchen.

The kitchen has been fitted with a comprehensive range of eye level and base units with space for a range of white goods. There are two UPVC windows to the rear and side aspects and a wall mounted combination boiler.

The largest of the two bedrooms is a good double, comfortably being able to accommodate a double bed or larger along with other bedroom furniture whilst the smaller second bedroom is a good single and offers an obscured window to the side aspect.

The bedrooms are served by a bathroom offering a panel enclosed bath with wall mounted shower attachment above, low level flush WC and pedestal wash hand basin.

Externally, there is an allocated off-road parking space set to the rear of the development.

COUNCIL TAX BAND: B

TENURE: We understand there are approximately 97 years remaining on the lease with an annual service charge of £1500pa and ground rent £150pa. We believe holiday lets are permitted but any interested parties must check legal documents with their solicitor to confirm this statement.



KEY POINTS

2 bedrooms

Well presented.

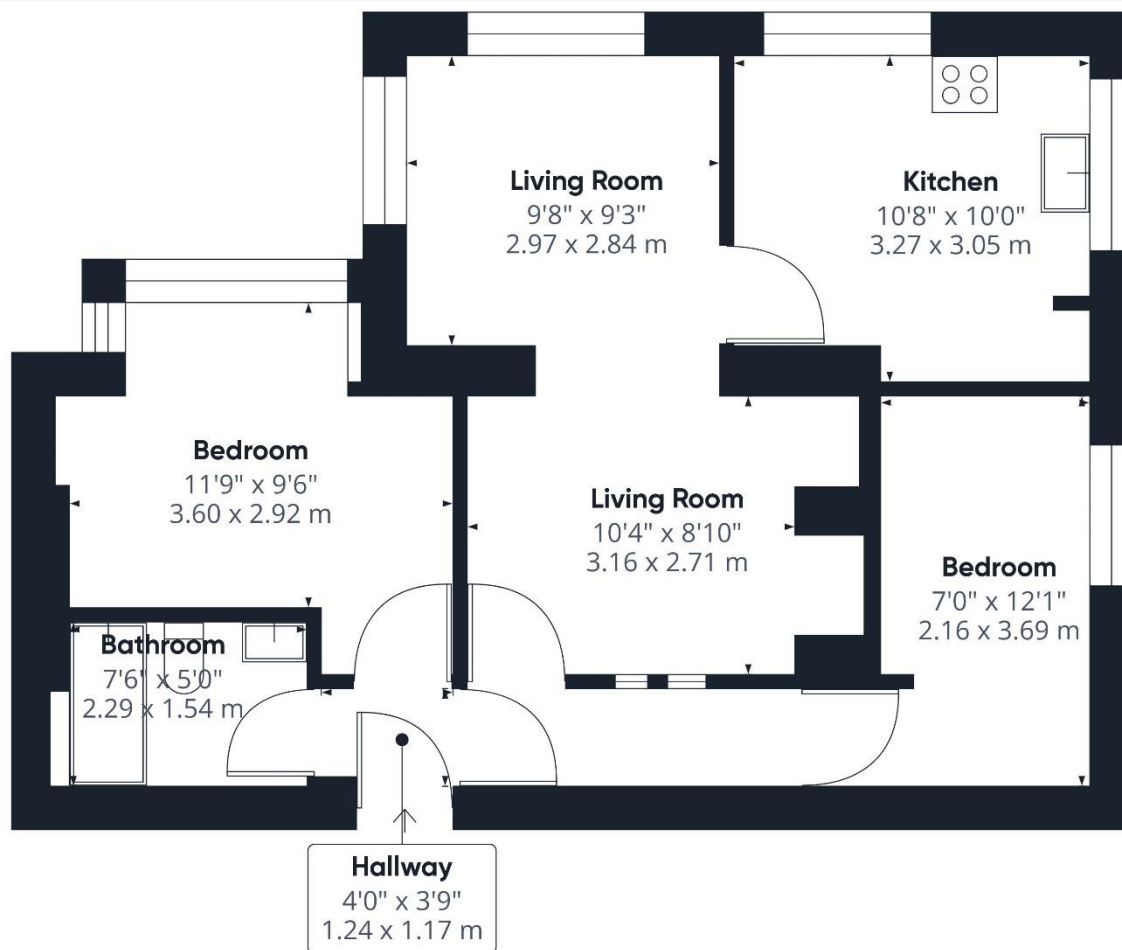
Two receptions

UPVC D/G & GFCH

ORP

Holiday lets permitted.

No onward chain



Approximate total area**
602.97 ft²
56.02 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

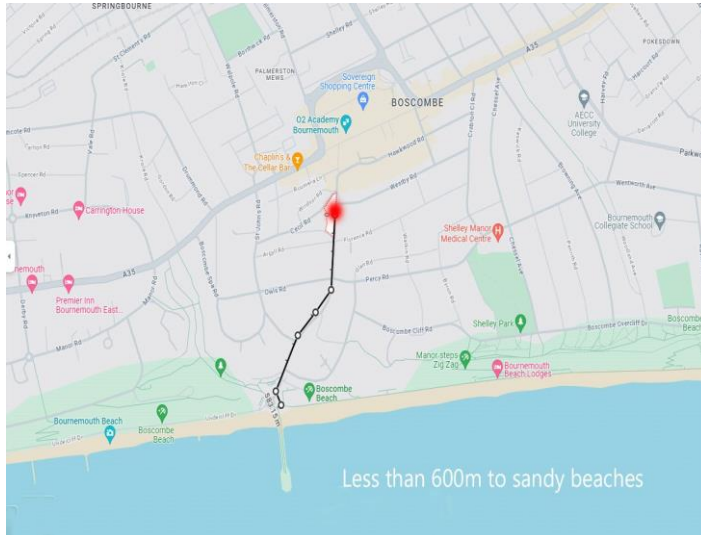
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Christchurch | Southbourne | Highcliffe | Bransgore



The areas award winning beaches

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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