

26 Burlington Mansions, 9 Owls Road, Boscombe
Spa, Bournemouth, Dorset, BH5 1AP

Asking Price **£275,000**



Bedrooms



Living



Bathroom & En-suite



Allocated space



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1992

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A great balcony and sea views make this a must-see home!

THIS TWO DOUBLE BEDROOM APARTMENT FEATURES A 38' SOUTHERLY FACING BALCONY AND OFFERS WONDERFUL ELEVATED VIEWS ACCROSS POOLE BAY TOWARDS THE ISLE OF PURBECK BEYOND MAKING INTERNAL VIEWING AN ABSOLUTE MUST!

The apartment is set within Burlington Mansions, a listed building which originally opened its doors as a hotel in 1893 and retains much of its original grandeur, including a magnificent entrance with a beautiful revolving door.

The apartment is set on the second floor with a lift and grand staircase serving all floors. It also benefits from an allocated off road parking space.

Located just 500 Metres (approximately) from Boscombe Pier the apartment is ideally placed to enjoy the areas golden sandy beaches and perfect for anyone seeking a coastal home.

The apartment features a superb balcony which spans the full width of the apartment and gives wonderful, elevated views over roof tops towards Poole Bay and The Isle Of Purbeck beyond. The balcony is accessible via double doors from both the living space and primary bedroom, both bedrooms and the living space also having windows from which to enjoy the view.

The living room has double doors leading to a separate kitchen which has a good range of fitted cupboards, a gas hob, an electric oven, integrated dishwasher and fridge freezer with space also provided for a washing machine.

Both bedrooms make for excellent double bedrooms with the primary bedroom featuring an en-suite shower room as well as doors to the balcony.

Serving the second bedroom and guests, a second bathroom is accessed off the hall and is fitted with a full-sized bath.

The apartment is presented in good order with gas central heating throughout and new floor coverings laid within most rooms.

Outside, whilst the beach is on the doorstep, Burlington Mansions offers a large communal terrace which is set to the rear of the building and makes a great place to relax. The apartments allocated parking space being set to the front of building.

Available for sale chain free, internal viewing of the apartment is available immediately, and with very few homes at this price point offering a comparable view and/or balcony we strongly recommend taking the opportunity.



KEY POINTS

No chain!

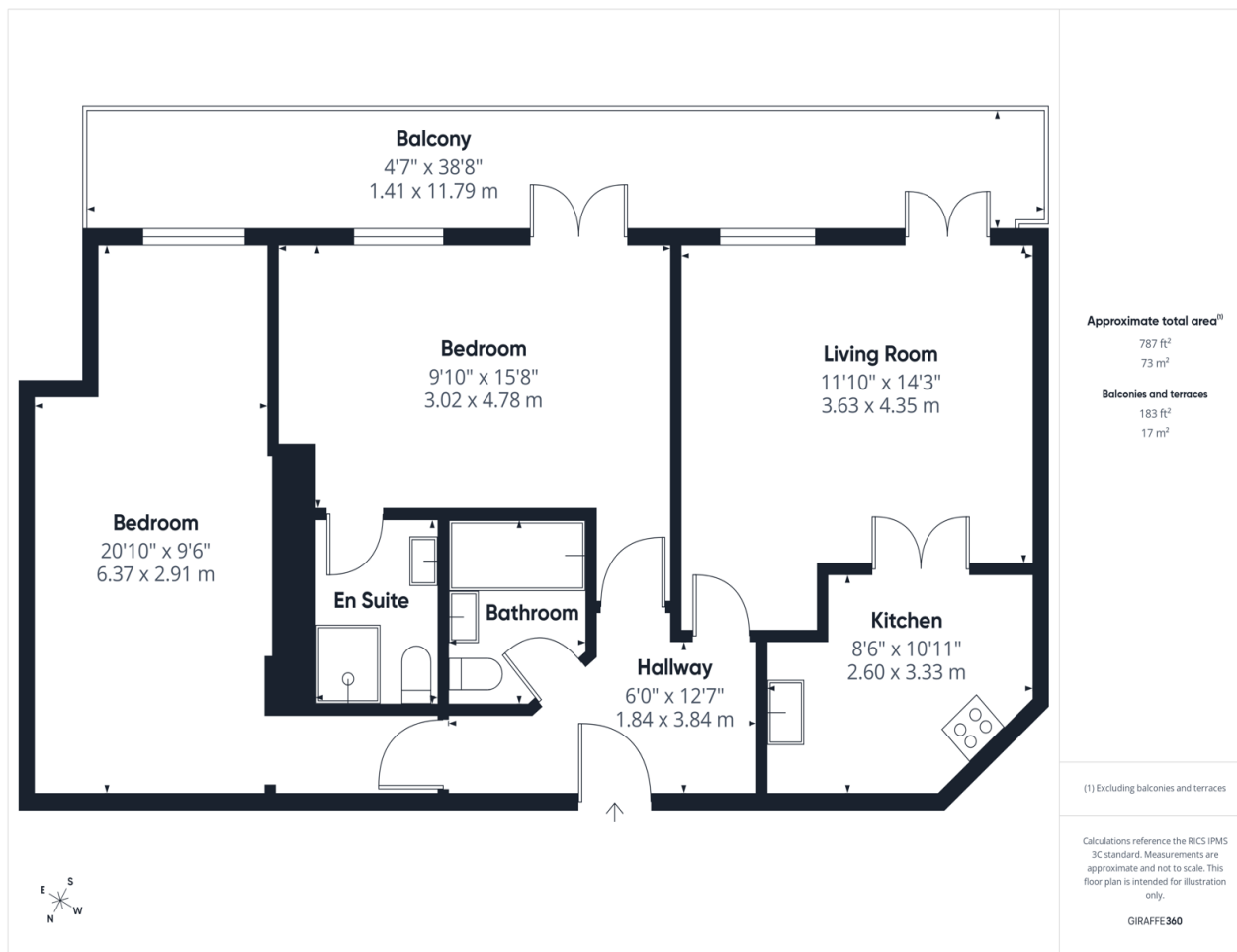
38' Balcony!

Sea Views!

Two double bedrooms

Allocated parking

En-suite and bathroom



THE TENURE: We are informed the property is leasehold, a 125-year lease issued 29/09/2001 (approx. 100 years remaining).
Maintenance for the period 29/09/26 - 28/09/27 is £4,445.10 to include a payment of £1,543.75 into a general reserve fund.
Ground rent for the period 29/9/26 - 28/09/72 is £550 per annum.

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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