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BRISTOL & WEST HOUSE
BOURNEMOUTH, BH1 1BL



GUIDE PRICE £180,000

A beautiful, modern, one bedroom third floor apartment in a popular Art Deco building right in the heart of Bournemouth Town Centre.

The property comprises an entrance hall with airing cupboard and wood effect floor throughout most of the accommodation plus underfloor heating.

There is an open plan living room with modern fitted kitchen separated from the living room by a centre island unit with induction hob and downdraft extractor fan, integral fridge, freezer, microwave, washing machine and Smegg dishwasher.

Two large windows overlook the internal courtyard and there is plenty of space for a dining table and sofa arrangement.

A good size double bedroom with a window overlooking the internal courtyard and built in wardrobes with sliding doors.

The bathroom has a bath with soaker shower over, heated mirror, wall hung WC and wash basin.

Additional Information

Energy Performance Rating: C

Council Tax Band: C

Tenure: Leasehold

Lease Term: 150 years

Lease Years Remaining: 141 years

Annual Ground Rent: £300

Annual Service Charge: £1,200

Located: Above a commercial premises

Accessibility / Adaptations: Lift access, lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Tree Preservation Order: No

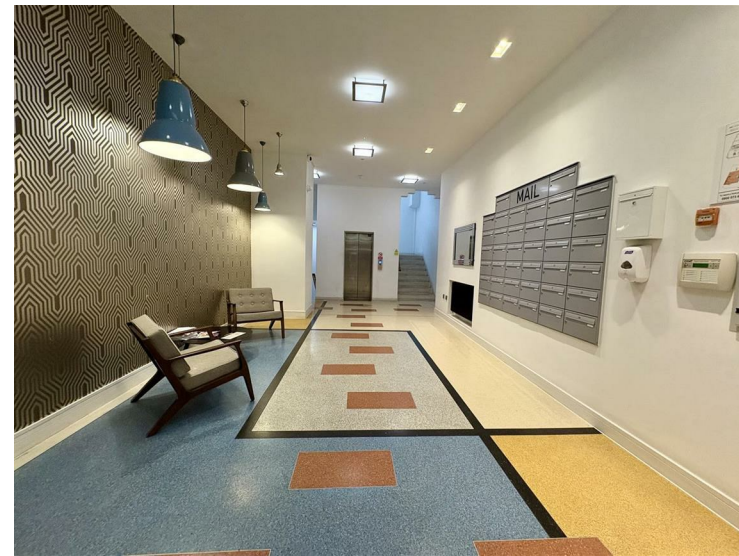
Parking: No parking available

Utilities: Mains electricity, underfloor heating, mains water

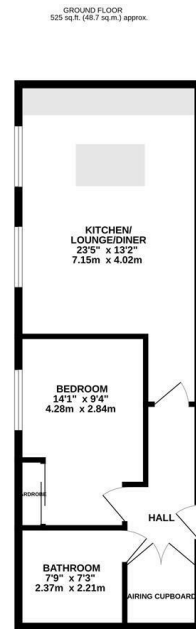
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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TOTAL FLOOR AREA: 525 sq ft (48.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of such a nature are not always exact and are approximate only. It is recommended that any prospective purchaser should verify the accuracy of the floorplan by visiting the property and measuring the rooms themselves. The plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency. Made with Metropix 12/2023

Lettings Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 039918

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