



Cottage, 1 Lansdown Lane, Bournemouth, BH1 1SD



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## FREEHOLD PRICE £250,000

A superb investment opportunity for a selection of properties situated moments from Bournemouth Town Centre and Bournemouth beach. The development includes two spacious Studio flats, two 2 bedroom apartments, a 1 bedroom top floor apartment and a detached 2 bedroom cottage. The entire freehold is available to purchase, with or without the commercial premises, or as individual properties. The apartments are being sold with a share of the freehold and 999 year leases. Prices start from £90,000 ranging up to £250,000 for the superb 2 bed cottage which comes with its own parking space and private outdoor space.

This 2 bedroom detached cottage opens into a bright and spacious kitchen/living room offering a comprehensive range of floor and wall mounted units along with an open plan breakfast bar area through to the living space with a downstairs WC and 2 storage cupboards. From the living room double doors open onto a private rear courtyard.

Situated on the first floor are the property's two bedrooms both of which benefit from fitted storage/wardrobes. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

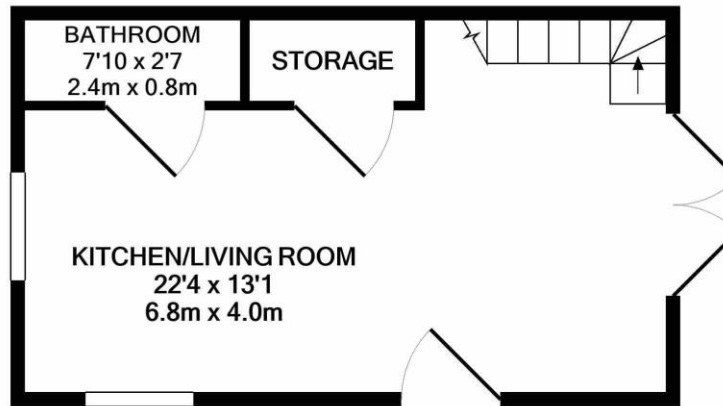
Externally the property features a private courtyard. To the front of the property there is a private driveway off road parking for one car.

**COUNCIL TAX BAND:**

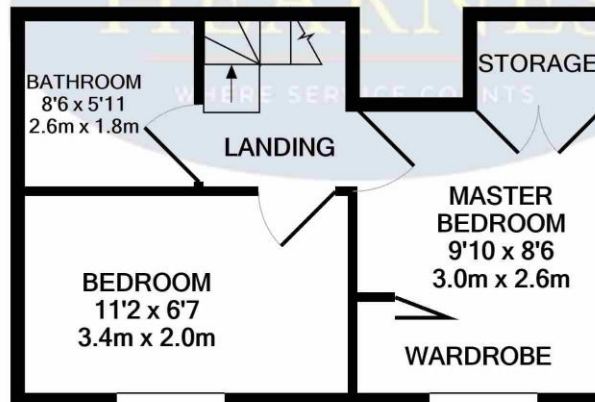
**EPC RATING:**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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