



**Flat 3, 4 Lansdown Road, Bournemouth, Dorset
BH1 1SD**

Flat 3, 4 Lansdown Road, Bournemouth, Dorset, BH1 1SD

GUIDE PRICE £175,000

A superb investment opportunity for a selection of properties situated moments from Bournemouth Town Centre. The development includes two spacious Studio flats, two 2 bedroom apartments, a single bedroom top floor apartment and also a stunning 2 bedroom cottage. The property's offering a superb investment opportunity are for sale as a whole development or on an individual basis. The development is ideally located only a short distance from the beautiful beaches and seafront. The prices of the properties start at £90,000 ranging up to £250,000 for the superb 2 bed cottage which comes with its own parking space and private outdoor space.

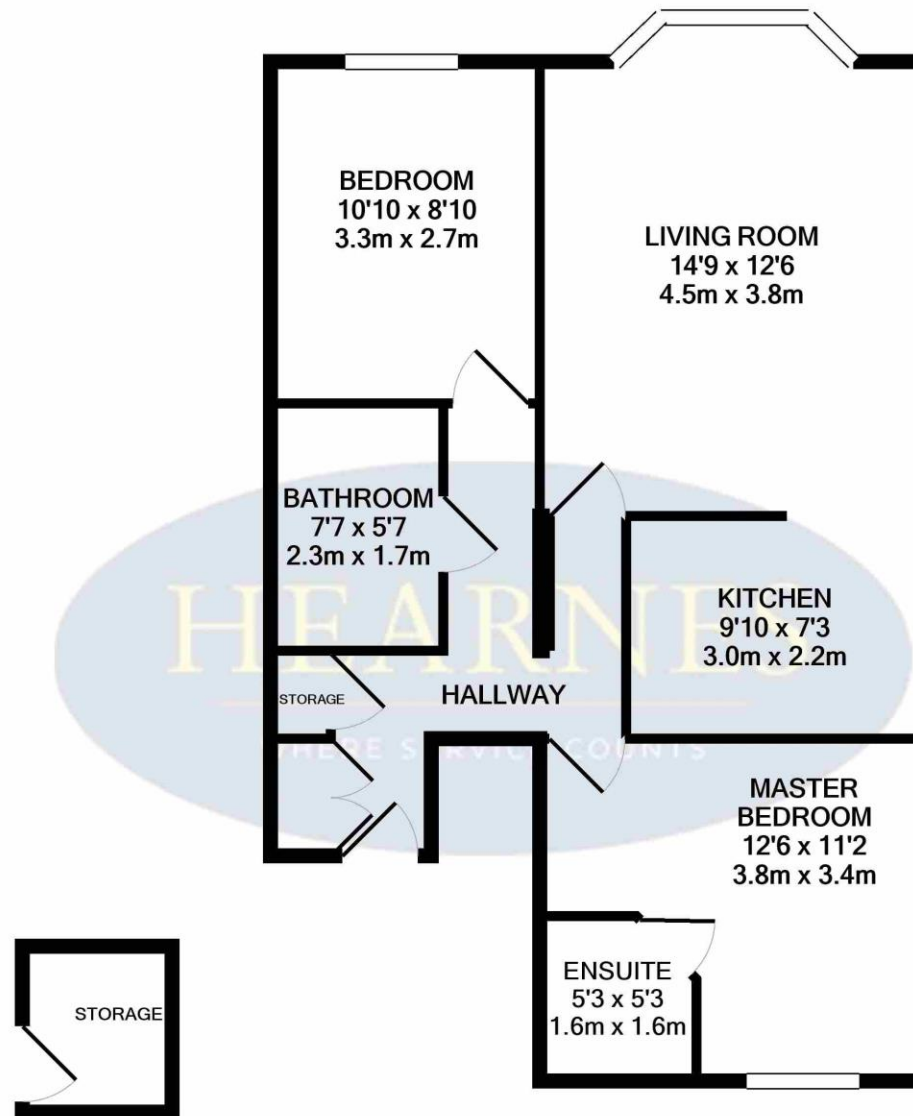
This flat is situated on the first floor, and opens into an entrance hall with multiple large storage cupboards. As you walk into the apartment a large family bath/shower room is off to your left hand side. The hallway continues onto the first generously sized bedroom with lovely high ceilings. Further throughout the property the Master bedroom has high ceilings and its own en-suit with shower facilities. The spacious living/dining room has beautiful bay windows filling the room with lots of natural light, this then continues round to a modern fitted kitchen with all fitted appliances including large fridge/freezer.

The property is completed with outdoor bike storage facilities and a separate indoor large private storage room located on the same floor as the flat. On top of a phone security entrance system used throughout the property.

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.





TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 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
 Made with Metropix ©2020

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

