

HEARNES

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Guide Price £90,000

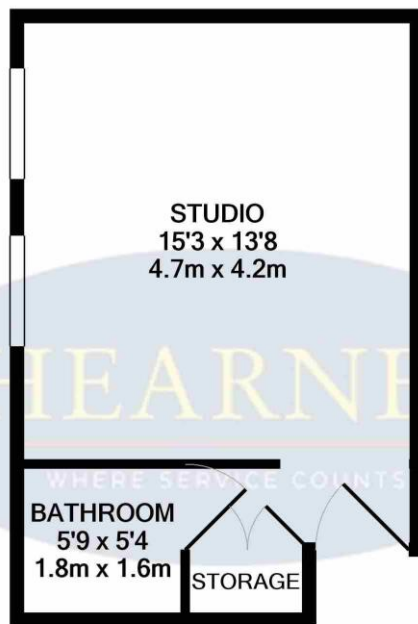


Flat 2, 4 Lansdown Road Bournemouth, Dorset, BH1 1SD

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 new 175 year lease. 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.

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TOTAL APPROX. FLOOR AREA 272 SQ.FT. (25.3 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

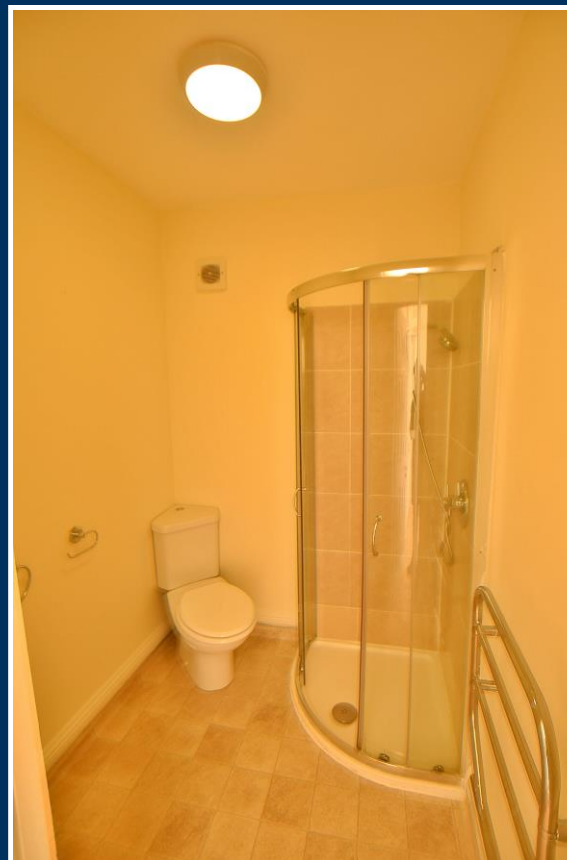
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For illustrative purposes only - not to scale.

This spacious studio apartment is situated on the first floor. The property opens into an entrance way with multiple large storage cupboards and provides access to a spacious bathroom with shower facilities. The main living space is fitted with a kitchen, comprising a built-in fridge/freezer, oven, hob and extractor hood. A creative space saving bed folds up into the wardrobe. 2 large windows provide lots of natural light. In addition to the studio itself, the property benefits from access to enclosed bike stores outside and a phone entry system.

COUNCIL TAX BAND: A

EPC: D



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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.

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