



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

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GUIDE PRICE £175,000

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 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.

This flat is situated on the second floor and opens into an entrance hall with multiple large storage cupboards. As you walk into the apartment a sizeable family bath/shower room is to your left-hand side. The hallway continues to the first generously sized bedroom with lovely high ceilings. The master bedroom, also with high ceilings, enjoys its own ensuite with shower facilities. The spacious living/dining room has a beautiful bay window filling the room with lots of natural light, this then continues round to a modern fitted kitchen with a fitted appliances fridge/freezer, oven and hob.

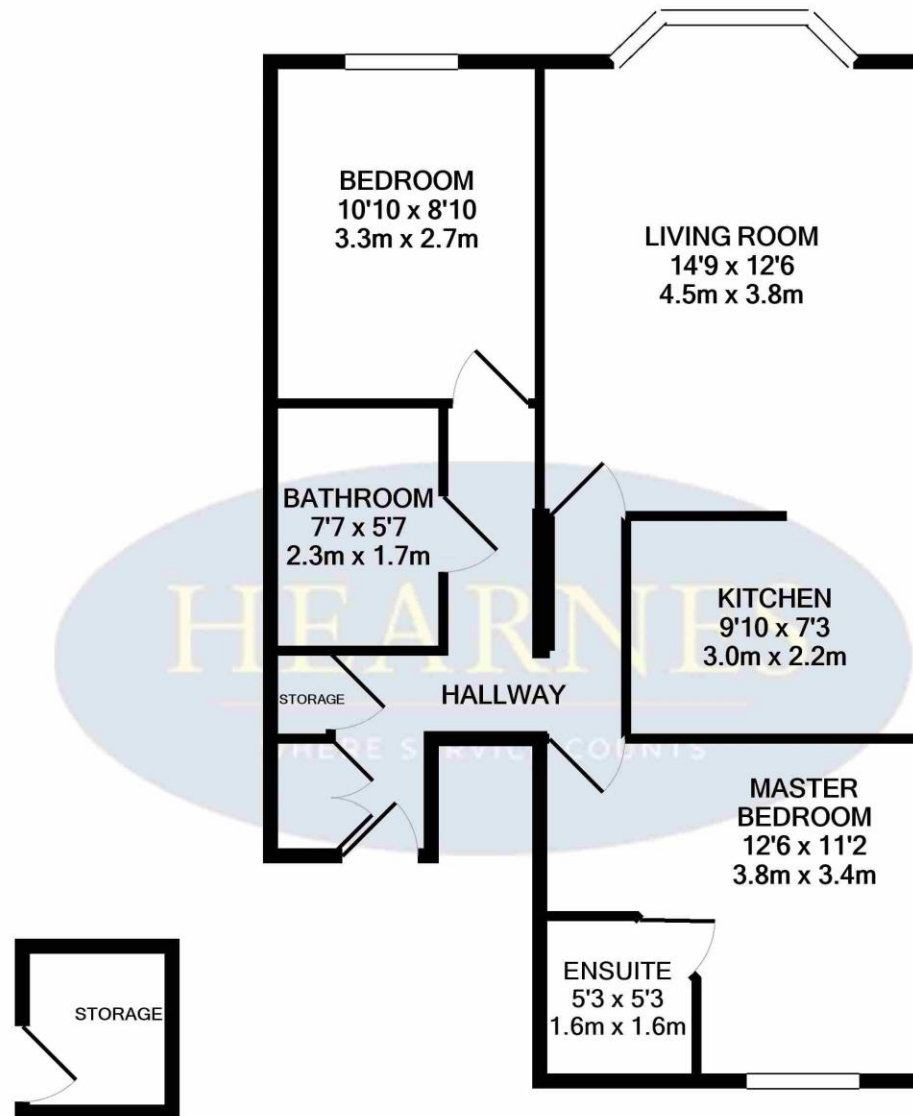
The property is completed with outdoor bike storage facilities and a separate indoor large private storage room located on the same floor as the flat. A phone security entrance system is used throughout the property.

COUNCIL TAX BAND: B

EPC RATING: B

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

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

