



Lansdowne Road Bournemouth BH1 1RS

£165,000 ShareOfFreehold





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road
Bournemouth, BH9 2AD



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Adams Property Agents are delighted to offer for sale this well presented, one bedroom first floor apartment.

Swanmore is a converted block located in Dean Park, right on the outskirts of Bournemouth Town Centre and just a short walk from Bournemouth's bay views and pathways leading down on to the award winning beaches. Situated close to Bournemouth train station and main dual carriageway, the town centres restaurant, entertainment and shopping facilities are also a short level walk away.

Located on the first floor of this character block, the apartment has a pleasant lounge with an attractive, southerly facing double glazed bay window, flooding the room with natural light. The bedroom is a good sized double, benefiting from an easterly aspect. The kitchen is fitted with a range of wall and base mounted units with a built in electric hob, oven & grill, there is space and plumbing for a washing machine. The bathroom is fitted with a white suite comprising bath with overhead shower, wash hand basin and WC.

The apartment benefits from an allocated parking space and the block offers one visitor parking space.

The apartment would make an excellent investment, first time purchase or second home and an internal inspection is highly recommended to appreciate the accommodation on offer.

Tenure: Share of Freehold

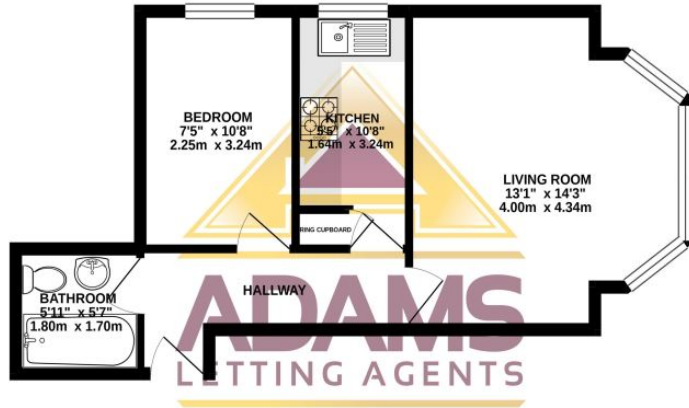
Lease Term: 992 Years

Service Charge: £1,680 per annum

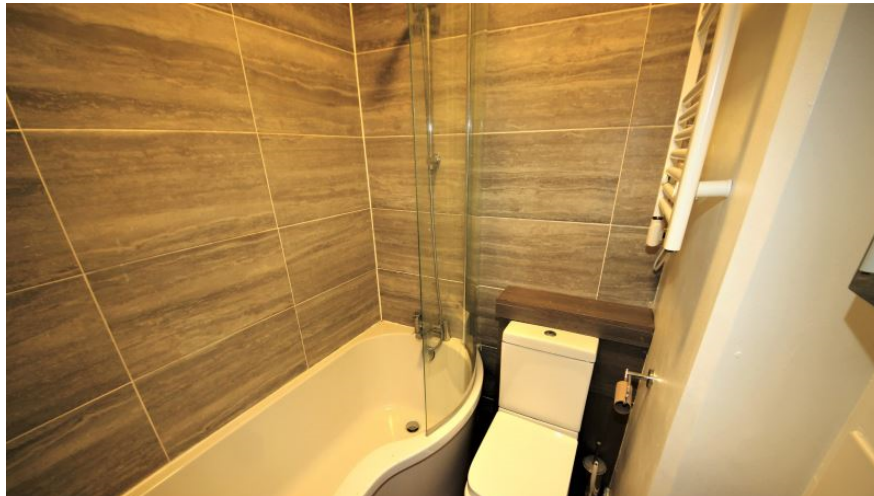
Council Tax Band: B

Council Tax Cost: c. £1,593.08 per annum (2023/24)

GROUND FLOOR
386 sq. ft. (35.8 sq. m.) approx.



TOTAL FLOOR AREA: 386 sq. ft. (35.8 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		57	70
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

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