

# MRKT

PROPERTY EXPERTS

Flat 5 East Cliff Lodge 57

Private Treaty £215,000

FOR SALE



## Property Features:

- Central Heating
- Off Road Car Parking
- Close To Beach

## Summary

MRKT Property Experts are delighted to offer this beautifully presented split level apartment set in a block full of character and history, with a gross rental yield of approx. 6.7%

## Description

This superb second floor apartment is well laid out offering a good amount of space. It is located near to the East Cliff and is within very easy reach of Bournemouth its award-winning beaches, and all major transport links.

The property comprises of; Entrance hall with storage cupboard. \*Bright and spacious lounge/open plan kitchen with integrated appliances. \*Two good sized double bedrooms. \*Family bathroom. \*Office/study space. \*Gas central heating and double glazing. \*Secure entry phone system. \*Allocated parking for one car. \*Bike store.

Other information -

The service charge is £1987.60 inclusive of the reserve fund participation.  
The ground rent is £220 per year. Reviewed every 25 years.

## Room Dimensions

- Lounge/Dining Area
- Kitchen Area
- Bedroom 1
- Bedroom 2
- Study/Walk In Dressing Room/ Store Room

## Floor Plan



This Floor Plan is for guidance only and is NOT to SCALE  
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## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Additional Information

- Council Tax Band: D
- Lease Length: 104
- Service Charge: 1987.60
- Ground Rent: 220.00