

Christopher Shaw

Lettings • Property Management • Sales

E7 Pine Grange Bath Road,

Private Treaty £230,000

FOR SALE



Property Features:

Summary

Christopher Shaw are delighted to market, as Sole Agents, this spacious Fourth floor, two double bedroom apartment within Pine Grange, an imposing 1930's mansion style development situated just a short walk from the Lansdowne, Bournemouth Town Centre, beaches and pier, offering good access to public transport including Bournemouth mainline train station.

Description

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COMMUNAL ENTRANCE

A communal front door with secure entryphone system leads to a carpeted communal entrance hall with lifts and stairs to all floors. Fourth floor, door to:

ENTRANCE HALL

Room Dimensions

Floor Plan

4TH FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.
NOTE: Energy efficiency has been rated to comply with the requirements of the Energy Conservation (Amendment) (England) Regulations 2015. The energy efficiency rating is based on the energy performance of the building and is not a measure of the energy efficiency of the building. The energy efficiency rating is based on the energy performance of the building and is not a measure of the energy efficiency of the building. The energy efficiency rating is based on the energy performance of the building and is not a measure of the energy efficiency of the building.

EPC Certificate

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| 80 | 80 | A | A |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

Additional Information

- Council Tax Band: C
- Lease Length: 233
- Service Charge: 3450.00
- Ground Rent: 150.00