





House & Son are delighted to offer this bright and spacious, well modernised apartment within Pine Grange; a highly sought after development situated just a short walk from the Lansdowne, Bournemouth Town Centre, pier approach and the wonderful sandy beach.

Located in a very central town centre position on the East Cliff, offering good access to the local public transport network, including Bournemouth mainline train station. For added convenience, there are bus stops directly outside the building entrance on Bath Road.

The well-presented accommodation benefits from previous internal alterations, providing an attractive and unique layout; offering an entrance hall that leads into a bright and sunny aspect lounge area with a large feature window, a separate modern fitted kitchen, bedroom area with built in wardrobes, a modern fitted bathroom and useful walk-in storage room/office.



Further benefits at Pine Grange include the residents permit parking area, grand entrance foyer with secure phone entry system, twin passenger lifts and large staircase to all floors, a communal heating & hot water system (via radiators - running cost included in service charge) and UPVC double glazing.

The property needs to be viewed to be fully appreciated, and is considered an ideal home or buy to let investment purchase. No forward chain.

COMMUNAL ENTRANCE

ENTRANCE HALL

5' 0" x 4' 6" (1.52m x 1.37m)

STUDY/STORE ROOM

5' 10" x 5' 1" (1.78m x 1.55m)

KITCHEN

12' 6" x 8' 1" (3.81m x 2.46m)

LIVING AREA

15' 8 into bay" x 16' 2 max" (4.78m x 4.93m) x 7' 0" x 5' 3 exc cupboard" (2.13m x 1.6m)

BEDROOM AREA

10' 1" x 9' 0 inc wardrobes" (3.07m x 2.74m)

BATHROOM

10' 3" x 4' 9" (3.12m x 1.45m)



TENURE

Leasehold: 250-year Lease from 2005

Service Charge – TBC: includes communal heating and hot water, buildings insurance, communal cleaning, caretaker services and general communal maintenance.

Ground Rent - TBC

EPC rating - C





Lansdowne House, Christchurch Road,
Bournemouth, BH1 3JW

www.houseandson.net
01202 242000
sales@houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.