



£110,000 Fixed Price

Keswick Road, Bournemouth

Flat | 1 Bedroom | 1 Bathroom

01202 289000

DANEHURST  
— ESTATE AGENTS —

[www.danehurstea.co.uk](http://www.danehurstea.co.uk)





# Step Inside

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## Key Features

- Immaculately Presented
- Vacant With No Chain
- Close To Southbourne Beach
- One Double Bedroom
- Large Storage Room
- Lift To All Floors
- Allocated Parking
- Bike Storage
- Long Lease
- Ideal First Time Buyer Or Investment

## Property Description

**\*\* IMPORTANT - PLEASE READ this full description before calling to arrange a viewing. \*\***

**\*\* FIXED PRICE £110,000 \*\***

Cash buyers or buyers with a minimum 25% deposit only.

Due to the ground rent terms, most lenders are unable to lend on this property. A limited number of lenders may consider applications where the buyer has a larger deposit.

If you are unsure whether you might qualify for a mortgage on this property, Canford Financial Services offer a free, no-obligation consultation to discuss your individual circumstances. They are experienced in dealing with leasehold properties of this nature and can provide tailored guidance on potential lending options. Please let us know and we will arrange an appointment for you.

The property is held on a long lease of approximately 107 years, with a service charge of £3500 and a ground rent of £300 per annum, doubling every 25 years. While this clause currently restricts mortgage availability, it can be resolved in future by either:

- .Negotiating a deed of variation with the freeholder to amend the ground rent terms, or
- .Undertaking a statutory lease extension, which would add 90 years to the existing lease and reduce the ground rent to a peppercorn (nil).

These are established legal remedies under the Leasehold Reform, Housing and Urban Development Act 1993 and would permanently remove the ground-rent issue for future owners.(you should however take your own legal advice on this matter)

Stylish one bedroom coastal home, set on a tree-lined avenue just a short walk from award-winning beaches.

This bright top-floor apartment built in 2007 offering a modern kitchen, spacious living area, good sized bedroom, two large storage rooms, lift access, allocated parking and bike store.

Offered vacant with no forward chain, it's ideally located near Southbourne's vibrant high street, cafés and local amenities. A modern home in a highly sought-after coastal setting.

Tenure: Leasehold - Council Tax Band: B - EPC Rating: C

## Main Particulars

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Tenure: Leasehold

Lease Years Remaining: 106

Ground Rent: £300 per year

Ground Rent Review Period: 25 years

Ground Rent Increase: 100%

Service Charge: £3500 per year

Located in the highly regarded Boscombe Manor area, enjoys easy access to award-winning beaches, scenic cliff-top walks, and the stunning Hengistbury Head nature reserve. Southbourne's vibrant high street is just moments away, offering a range of independent shops, cafés, and eateries. Excellent transport connections include regular bus services and nearby Pokesdown and Bournemouth train stations, both providing direct routes to London Waterloo.



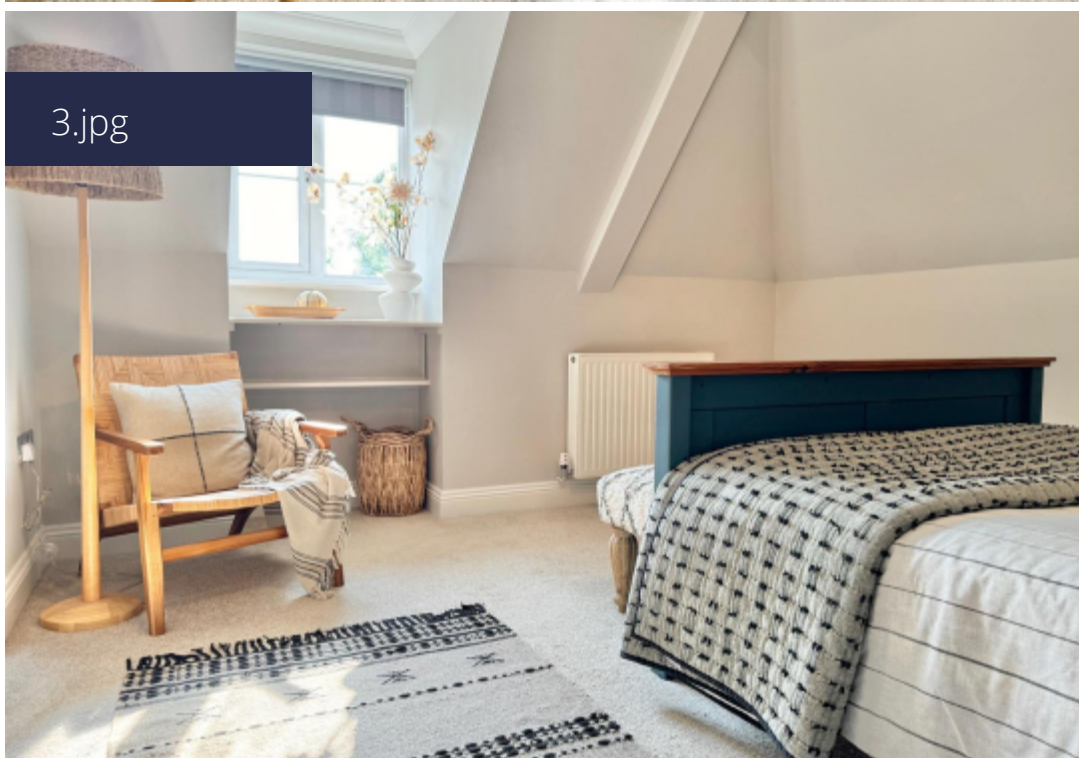
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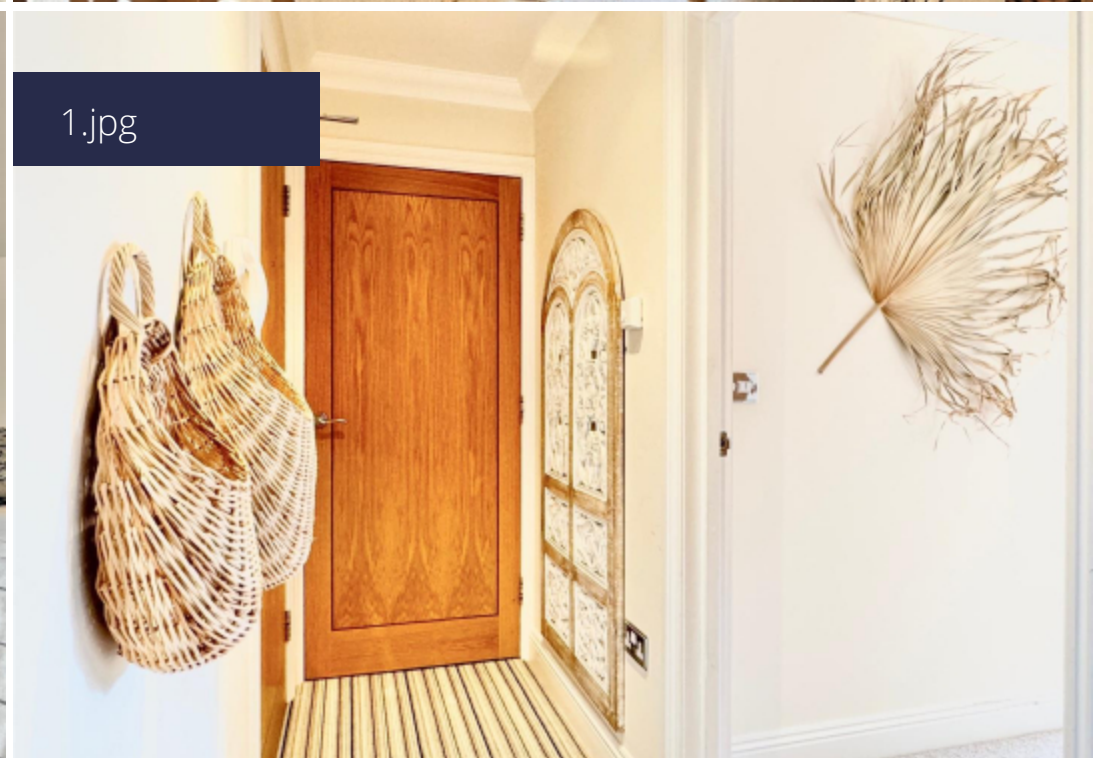
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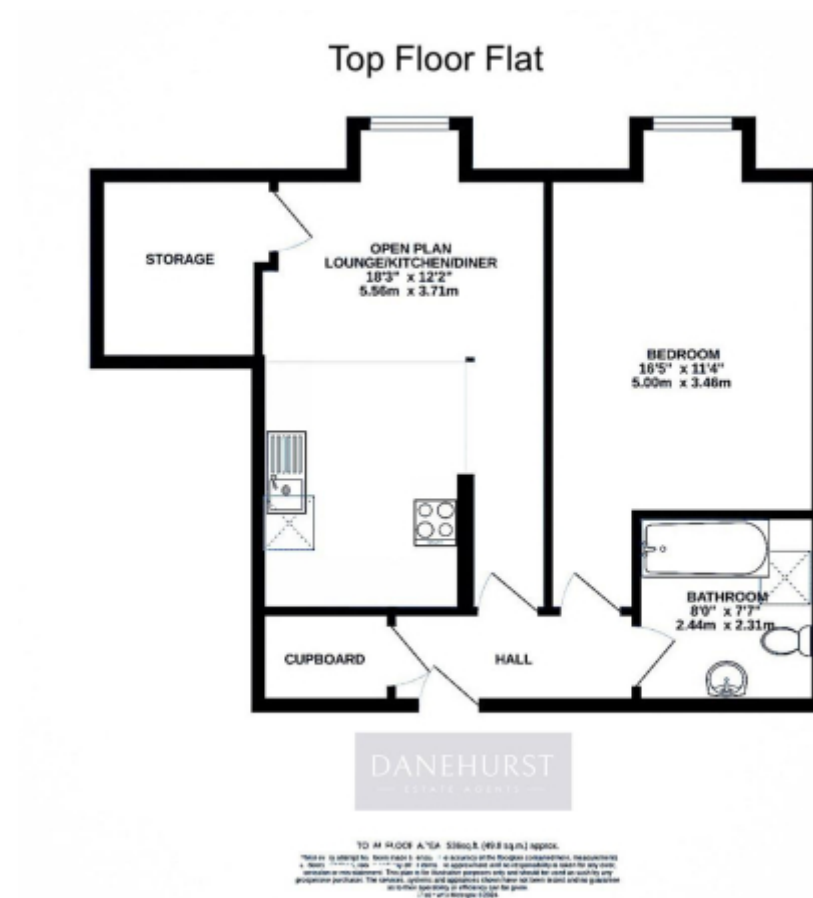


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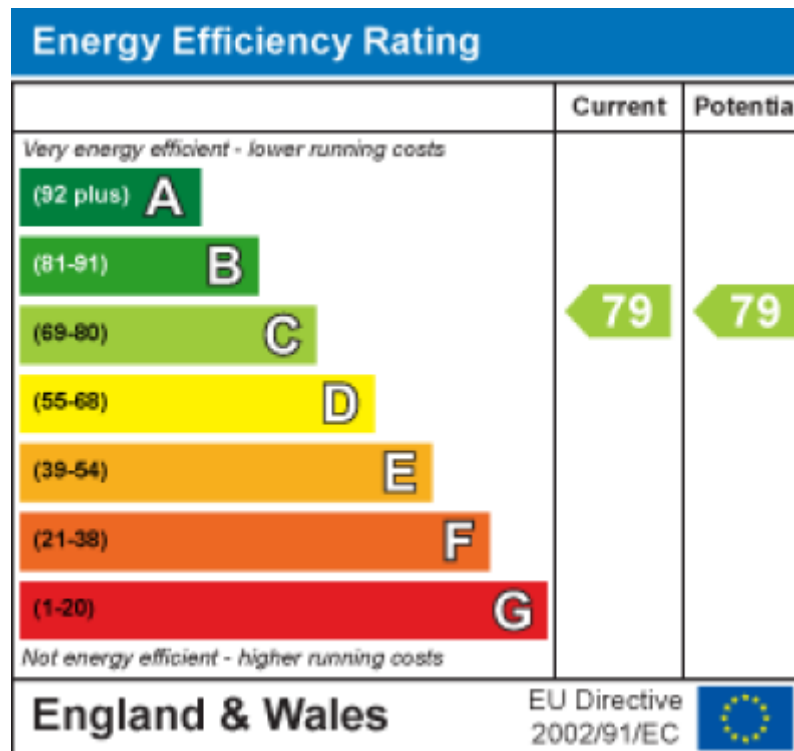
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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