

DANEHURST
ESTATE AGENTS

Keswick Road, Bournemouth

Price Guide £130,000 - £140,000











** 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)

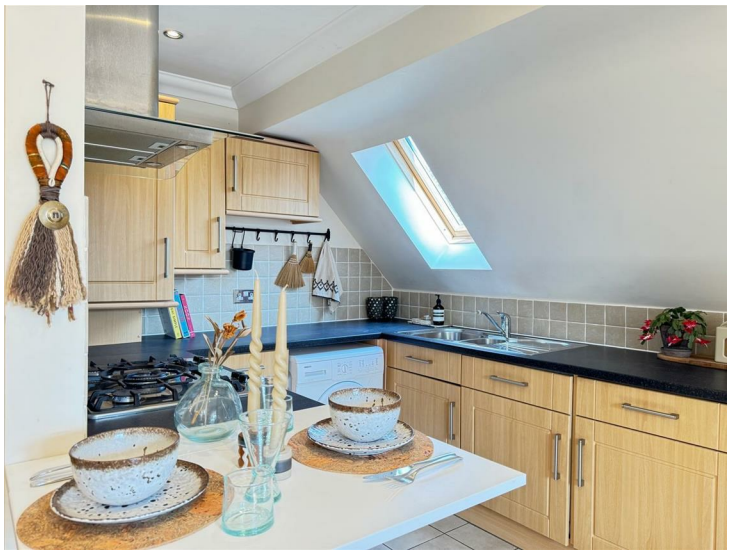
Stylish one bedroom coastal home, set on a tree-lined avenue just a short walk from award-winning beaches.

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.

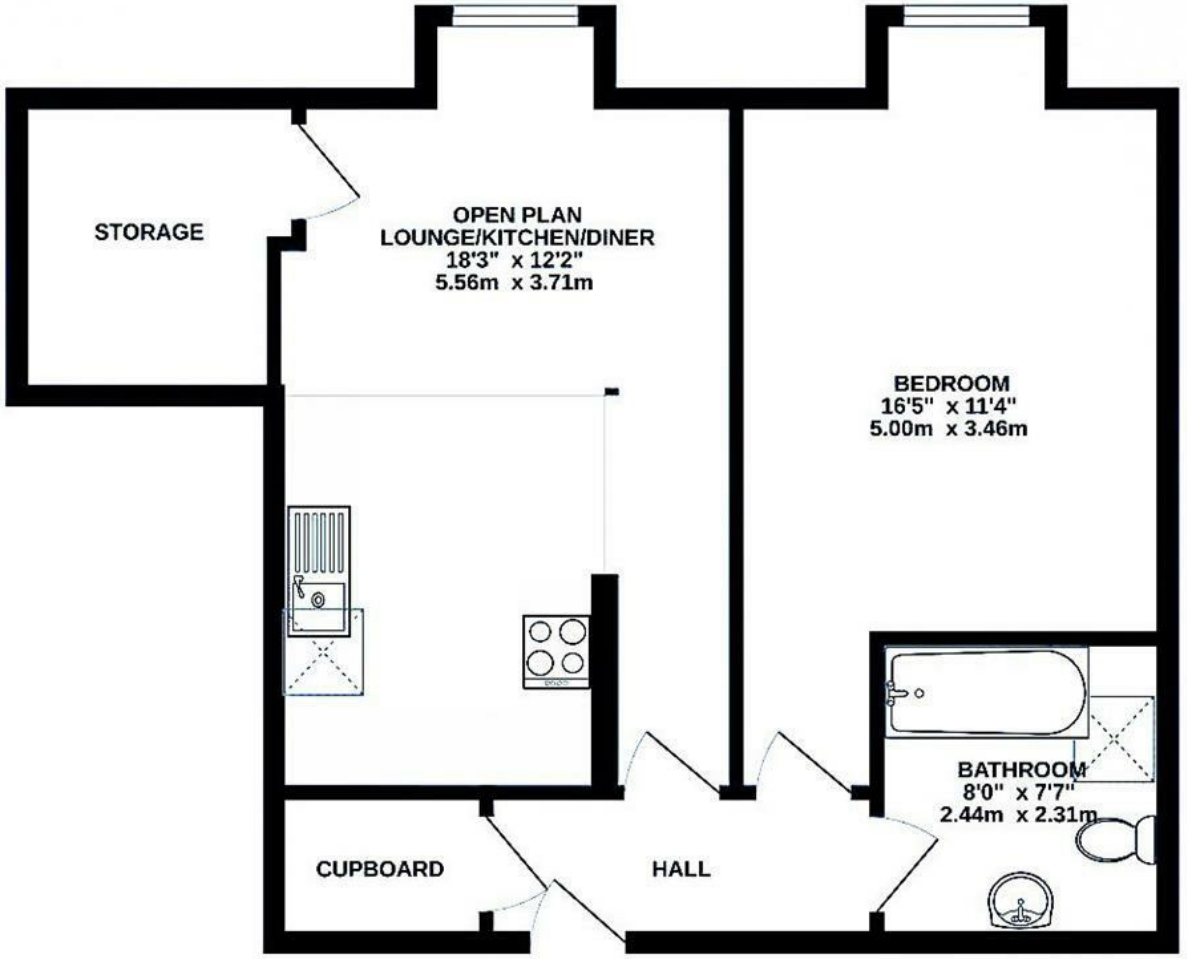
Tenure: Leasehold - Council Tax Band: B - EPC Rating: C







Top Floor Flat



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TOTAL FLOOR AREA 536sq.ft. (49.8 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing arrangements by appointment

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PRS Property Redress Scheme

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.