



## 1 bed apartment to buy in BH1

13 Frances Road, Bournemouth, Dorset,  
BH1 3RY

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Top floor apartment within five minutes walk of the beach
- ✓ Open plan lounge/kitchen
- ✓ Communal garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Starting Bid £75,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Comes with sizeable loft space

A fantastic opportunity to acquire a second floor flat situated within the popular locality of Frances Road, Bournemouth. Offered with no forward chain, this one double bedroom property provides good overall proportions to suit the daily demands of modern living.

A secure communal entrance leads you to the second floor where internally the property benefits from an open plan kitchen/lounge which totals over 20ft in length. There is a spacious bedroom with plenty of natural light, the bathroom consists of bath with electric shower above, toilet and sink.

Outside there is off-road parking which is on a first come first serve basis and the communal garden is entirely laid to lawn.

The property is situated in Frances Road and within easy reach is Bournemouth Town Centre (1.0 mile) offering a comprehensive range of facilities including retail shops as well as specialist outlets and within a moment walk from Bournemouth Train Station (0.3 Miles). The property provides easy access to both Bournemouth Hospital and JP Morgan (3.3 miles) which are accessible via the A338. Please call our office on to book your viewing appointment.

DISCLAIMER - Please note that the photos and virtual tour may not accurately depict the property's current condition

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 158

Annual Service Charge Amount: £6,600.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



### Floor Plan

Floor area 40.9 sq.m. (440 sq.ft.)

Total floor area: 40.9 sq.m. (440 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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