



2 bed retirement property to buy in BH4

10 Pine Tree Glen, Bournemouth, Dorset, BH4 9ES

£70,000 Starting Bid

H x 2 D x 1 B x 1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Over 60's Restriction
- ✓ Two double bedrooms
- ✓ Third floor flat serviced via a lift
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE BY ONLINE AUCTION, TERMS & CONDITIONS APPLY.

A two double bedroom third floor apartment constructed by McCarthy & Stone (Developments) Ltd and comprises 69 properties arranged over 6 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24-hour emergency Careline response system. The property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years.

A communal lounge, dining room and kitchen is located on the ground floor as is the laundry room. There are well maintained communal gardens and residents parking.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- House Manager Office Hours Monday to Friday
- Minimum age 60
- Guest Suite
- House Manager
- Lift to all floors
- Lease 99 years from 1982

Located in pine Tree Glen being close to the centre of Westbourne with its excellent range of independent shops, cafés, restaurants and bars, while the area's beaches and coastal walks are also within convenient reach. Bournemouth Town centre is a short distance away and is serviced with an excellent bus service.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 55

Annual Ground Rent Amount: £761.00

Annual Service Charge Amount: £5,891.00

Price: Starting Bid £70,000

Property Type: Retirement property

Parking: Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

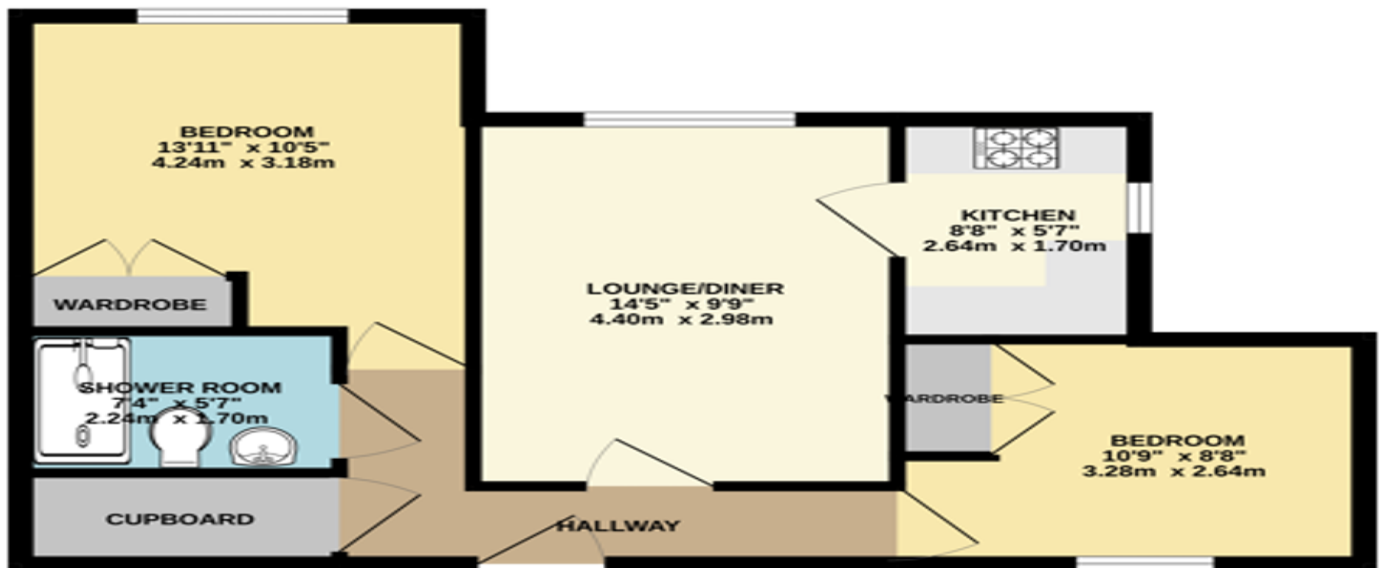
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



BH4 9ES
TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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