



## 2 bed apartment to buy in BH6

28 St. Catherines Road, Bournemouth,  
Dorset, BH6 4AB

**£425,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Share Of Freehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000
- ✓ Two-bedroom apartment with panoramic sea views
- ✓ Large balcony accessed from both the lounge/diner and master
- ✓ Share of freehold in a quality block
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ 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  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

A two-bedroom apartment with panoramic sea views, a large balcony and a garage — finished to a smart standard and available with no forward chain. The balcony is a real feature of this apartment, accessible from both the lounge/diner and the master bedroom, and with sea views that stretch out in front of you.

It's a generous outdoor space and one you'll use properly. The lounge and dining room makes the most of that outlook, and the kitchen/breakfast room is a well-proportioned separate space. The hallway is notably generous — the kind that makes an apartment feel like a home from the moment you step inside. Both bedrooms are a good size, with the master benefiting from balcony access and the second bedroom being a large double in its own right. The block itself is a quality share of freehold building.

A garage is included. Close to the sea and beach, with all the benefit of the St Catherine's Road location. No forward chain.

Please note, there is a restriction on the property that no pets are allowed by owners.

Council Tax Band: E

Tenure: Share Of Freehold

Price: Starting Bid £425,000

Property Type: Apartment

Parking: Garage

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: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

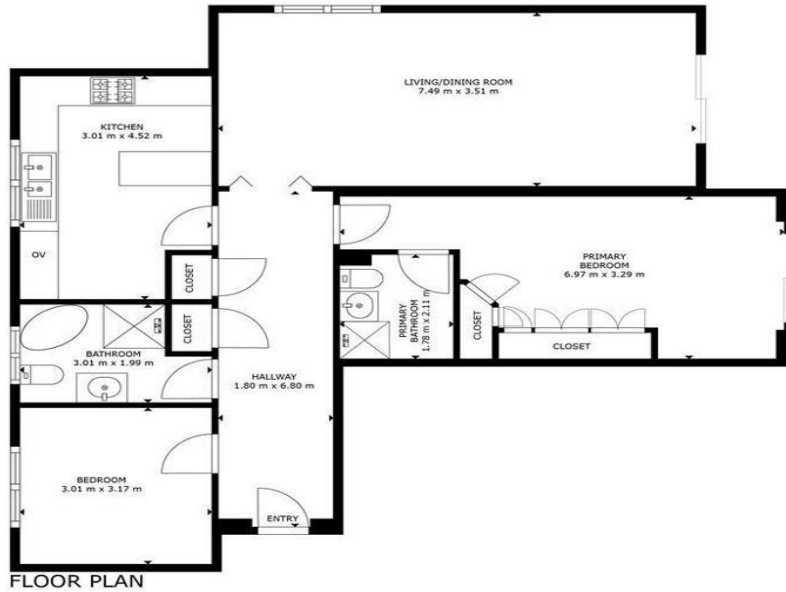
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



GROSS INTERNAL AREA  
FLOOR PLAN: 93 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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>	78	80
(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	

28 St. Catherines Road, Bournemouth, Dorset, BH6 4AB

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

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,  
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

