



MR. GREEN  
WATERSIDE & LUXURY

## 2 bed apartment to buy in BH6

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

**£450,000** 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

## 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 £450,000

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

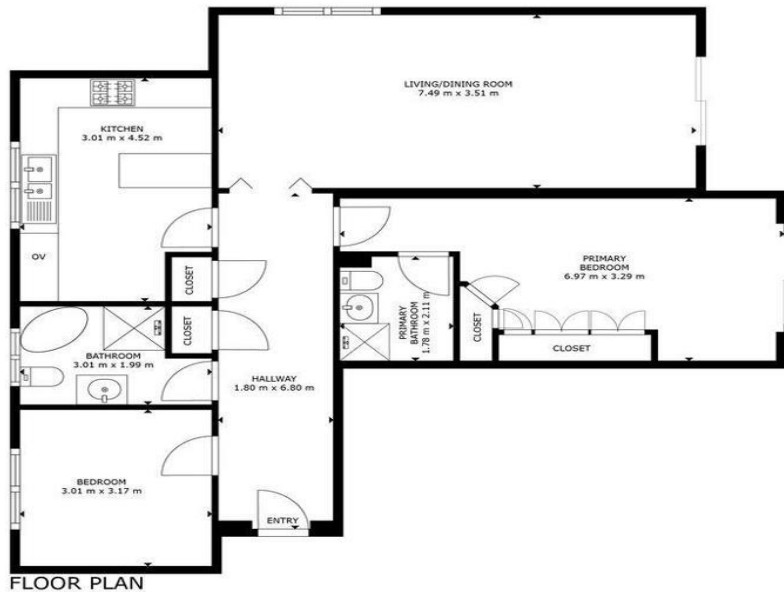
Water meter: No

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<br>2002/91/EC |           |

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

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