

FOR SALE



Charminster Road, Bournemouth
Asking Price Of £325,000


MARTIN & CO



**Charminster Road,
Bournemouth**

4 Bedrooms, 1 Bathroom

Asking Price Of £325,000

- LONG LEASE +161 YEARS
- GROUND FLOOR APARTMENT
- HIGH SPECIFICATIONS THROUGHOUT
- PRIME LOCATION FOR SCHOOL
- GARDEN SHED & LOG STORE
- IDEAL FAMILY HOME

Don't miss the chance to acquire this ground floor apartment presented in superb condition.

The property offers 840 sqft of well laid out living space providing great room sizes throughout. At the front there is a large well maintained lawn and off street parking for 1-2 cars.

A large platform entrance takes you up to the front door. Enter through the recently installed composite front door to a spacious warm entrance hallway, leading to all principle rooms in the property. You will also find some much needed under stair storage.

First on the right is one of the three double bedrooms and currently the master bedroom. Neutrally decorated the room is located at the front of the property overlooking the well-tended lawn with a bay window providing additional space to the room and lots of light.



Enter the lounge to find a generous space with a feature chimney breast that you can hang the TV from, bay window and space for a dining table. This makes for a great space to entertain in or to just relax and enjoy time with family and friends.

The 4th bedroom is just to the left of the entrance hall and makes a nice space for a growing younger child or new born. Plenty of space for their bed wardrobe and not forgetting all their toys. The room would also work really well as a home office space. Plenty of room for all your office necessities.

Directly opposite is the second of the three doubles which could also be used as a master bedroom with plenty of room for any size bed, large wardrobes. There is a third double bedroom to the rear of the property and like the others does not disappoint and is positioned next to the kitchen at the rear of the property.

The well designed and finished family bathroom offer a very practical space catering for both bath and shower enthusiasts. There is a good size bathtub with glass shower screen, overhead rain shower, chrome heated towel rail, white W/C, modern white hand wash basin, under basin storage, and vanity unit above.

The family kitchen benefits from a breakfast bar, double doors leading out to the rear garden, plenty of storage, great counter top space, integrated appliances including washing machine, dishwasher, oven, ceramic hob, fridge and freezer.

The garden to the rear is a sunny garden with Mediterranean feel. It is made up of a patio area, storage shed for all the garden essentials, good size lawn surrounded by raised flower beds that are well tended, bamboo wall providing added privacy, side access, log store, external lighting, water tap and wind breaker/privacy screen.



The property also benefits from a new roof added within the last 5 years split with the freeholder upstairs and has good quality double glazing throughout.

The property is located close to the local amenities of Charminster and Winton nearby. Both primary and secondary schools litter the local area and are all within a short distance from the property making life just that little easier when doing the school run. Bournemouth Town Centre, Bournemouth Train station and the beach are all just a short drive away.

AGENT NOTES

Tenure - Leasehold

Term of the lease - 189 years from 30 May 1996

Years remaining - 161 years

Service charge - On 'as and when' basis, split 50/50

Ground rent (if applicable) - £0 per annum

Holiday lets permitted? - Yes

Are pets permitted? - Yes

All mains are connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

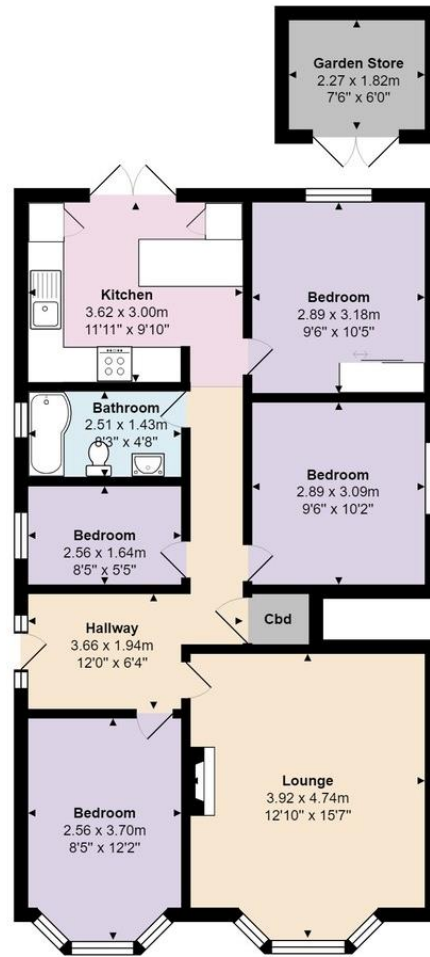
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 82.0 m² ... 882 ft²
 All measurements are approximate and for display purposes only



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



