

FOR SALE



St Marys Road, Bournemouth
Asking Price Of £135,000

MARTIN&CO



St Marys Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £135,000

- NEWLY REFURBISHED
- OWN PRIVATE ENTRANCE
- GROUND FLOOR
- ONE DOUBLE BEDROOM
- LONG LEASE OF 148 YEARS
- OFF ROAD PARKING

Step through your own front door into this refurbished one bedroom ground floor apartment, ideally located to Bournemouth Town Centre, Boscombe and Springbourne.

This new refurbished property boasts a lounge/diner perfect for hosting friends or enjoying a quiet night in, watching TV.

There is new carpet that is very soft underfoot, and a feature opening in the wall, that allows added light to flow from the kitchen into the lounge on those warm sunny days.

The separate kitchen comes with space for white goods, plenty of cupboard space and worktop space and has had a complete refurbishment. Come home to your brand new kitchen and cook up a treat.

The double bedroom sits just off of the lounge and is perfect for a good night's sleep after a busy day at work, is newly carpeted and has plenty of space for bedroom furniture.



The fully refurbished modern bathroom boast a The location couldn't be more ideal, with easy white 3 piece suite, including, hand was basin with access to Bournemouth Town Centre, medical built in storage, W/C, bathtub with shower services, Bournemouth University, Bournemouth overhead, glass shower screen and a heated Train Station, bus stops, supermarkets, and chrome towel rail for a touch of warm luxury. motorways.

The walls have been tiled floor to ceiling providing All the conveniences you need are just a stone's easy maintenance. throw away, making your daily routine a breeze.

Included in this gem of a property is allocated off- This apartment is the perfect choice for first-time street parking for 1-2 cars, ensuring you always buyers, professionals, or singles looking to have a space waiting for you when you return establish themselves in the heart of Bournemouth. home.

On street parking is also available for guests, fabulous property in person - schedule your making it a breeze to entertain friends and loved viewing today! ones. The hallway also offers a large storage cupboard ideal for household items.



AGENT NOTES

Tenure – Leasehold

Lease Length – 148 years remaining

Service Charge - £2,489 per annum*

Ground Rent - £0 per annum

Pets – Not permitted without agreement

Holiday Lets – Not permitted

All mains are connected

***Service charge will reduce ongoing. Please enquire with us for more details.**

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		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 368 SQ.FT. (34.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



DO NOT BAG
RECYCLABLES

White
Feather