

**FOR SALE**



**Portchester Road, Bournemouth**  
**Asking Price Of £225,000**

  
**MARTIN & CO**



**Portchester Road,  
Bournemouth**

**2 Bedrooms, 1 Bathroom**

**Asking Price Of £225,000**

- SHARE OF FREEHOLD
- LONG LEASE 988 YEARS
- DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- LARGE LOUNGE WITH BAY WINDOW
- FULLY TILED BATHROOM
- GOOD SIZE KITCHEN

Welcomed to the market is this first floor 2-double bedroom apartment ideal for first time buyers and families, with a **SHARE OF THE FREEHOLD and Long Lease.**



Twin Firs, is a residential building located on Portchester Road and contains 6 flats built between 1912 and 1935. The development provides off street parking to the front and very well-tended communal gardens to the rear.

The property's prime location means you have easy access to the amenities of the local area and the award winning beaches of Bournemouth.

As we enter the property we find ourselves in the hallway leading to all other principal rooms.

First we are greeted with 2-double bedrooms that are fully carpeted, and offer great space for adults and children of all ages, radiators, curtains, and curtain rails up over the windows.

There is a fully tiled well maintained family bathroom, consisting of a white three piece suite, including full size white bathtub, white W/C, white handwash basin with storage and towel rail.

The separate kitchen makes an ideal space to cook dinner for family or friends. The kitchen itself comprises of ample worktop space and is complete with undercounter and wall-mounted cupboards, space for a fridge/freezer, sink, and electric oven and gas hob. The layout means you have easy access every part of the kitchen without hassle.

The lounge is a really great space offering plenty of room for dining table and chairs, sofas, coffee table and TV. This room also has the added benefit from a large bay window area overlooking the lovely communal gardens,

Parking can be found off street and as a further assurance of its appeal, the property is available without any forward chain. The property offers over 635 sqft of well laid out living space.

The areas local amenities are within walking distance from the apartment meaning you don't have to travel far to local supermarkets, restaurants, bars and shops. The award winning beaches of Bournemouth are also in proximity.



**Agent's Notes:**

**Tenure - Share of the Freehold**  
**Lease Length – 988 years remaining**  
**Service charge – £1200.00 per annum**  
**Ground Rent – £0 per annum**  
**Holiday lets - Not Permitted**  
**Pets permitted – Not Permitted**  
**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.

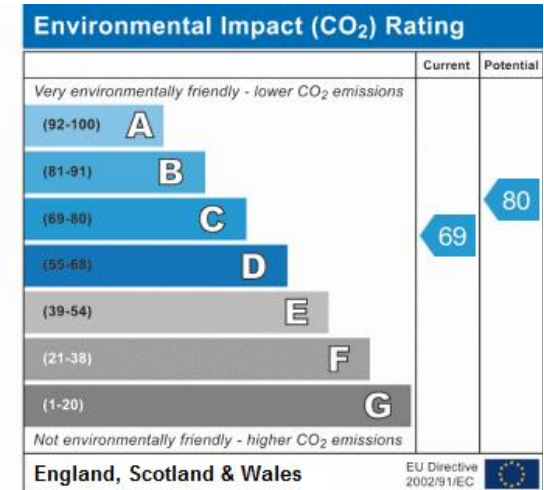
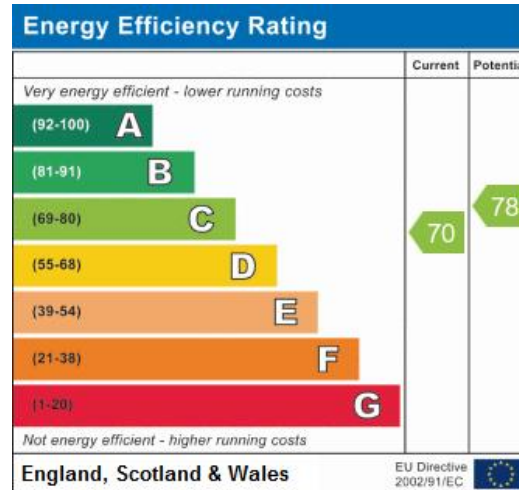
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance

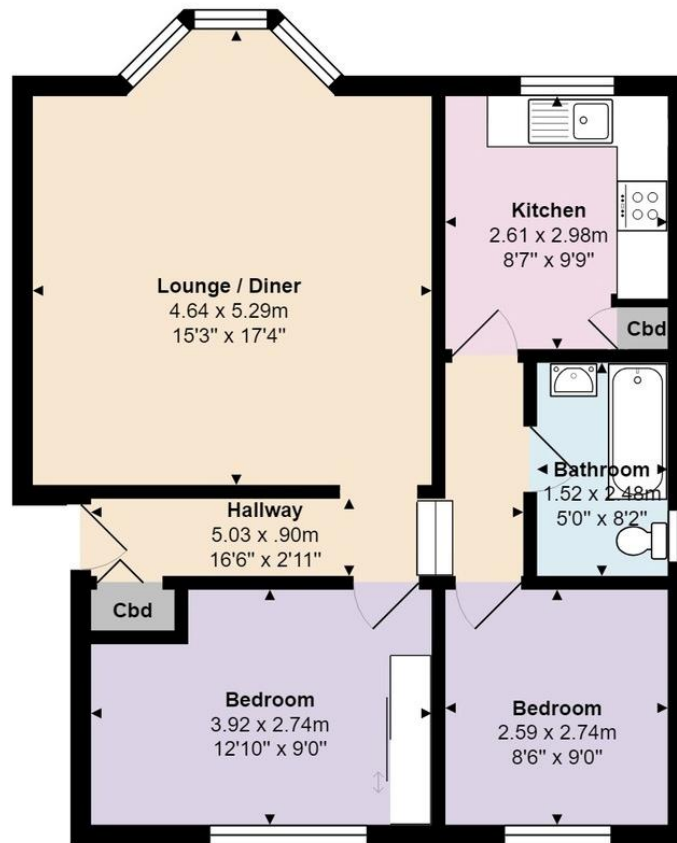
to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

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.





Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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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.



