

FOR SALE

**CULFORD
COURT
62**

Wellington Road, Bournemouth
Asking Price Of £25,000


MARTIN&CO

Wellington Road, Bournemouth

Asking Price Of £25,000

- ONE GARAGE
- TOWN CENTRE LOCATION
- METAL UP & OVER DOOR
- EASY ACCESS
- LONG LEASE OF 137 YEARS REMAINING

Martin and Co are pleased to offer to the market one garage situated in this smaller development on Wellington Road in Bournemouth. BOOK YOUR VIEWING TODAY.

Situated moments from Bournemouth Town Centre, Springbourne and Charminster is this single garage unit, located in a small development on Wellington Road. The garage is ideal for storage and there is easy access on and off the site.

Fees and Charges

Buyers will have to contribute 1/12th to any garage repair works, and any tree/foliage works in close proximity to garages.

Buyers will have to contribute 1/13th to any and all surface areas which provide access to garages, repair or replace and any tree/foliage works needed to access the garages.



A nominal fee (to be determined) towards the buildings insurance for the site, as the garages are covered under this policy. Ad hoc charges, such as gardeners cleaning the outside of the garages, water and costs towards the management, as letter and demands will need to be served on the new owner.

The garage has a manual up and over door.

There are no electrics on site.

Agent Notes

Length of lease - 137 years remaining

Tenure - Leasehold

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.

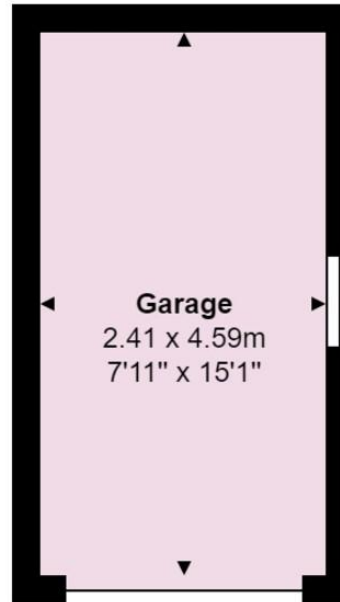
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 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: 11.1 m² ... 120 ft²

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.