



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.

Palmerston Road, Bournemouth

Asking Price Of £140,000

Martin & Co Bournemouth

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- ONE BEDROOM
- GROUND FLOOR
- PRIVATE GARDEN
- PRIVATE ENTRANCE
- OPEN PLAN KITCHEN
- LAMINATE FLOORING
- GAS CENTRAL HEATING
- HOLIDAY LETS ALLOWED
- PETS ALLOWED
- NO FORWARD CHAIN
- NEW 125 YEAR LEASE
- ESTIMATED RENTAL
- RETURN £900PCM



Why you'll like it

ONE BEDROOM GROUND FLOOR, OPEN PLAN LIVING, PRIVATE GARDEN, PRIVATE ENTRANCE, AIRBNB ALLOWED, PETS ALLOWED, NO CHAIN

A great opportunity to purchase a ground floor, fully refurbished, one bedroom apartment. Located in Palmerston Road to the rear of a block of flats, situated in between the two blocks. Entrance to the property via a timber panelled gate, opening into a private garden, stone chipped pathway leading to a side entrance. Double glazed door opening to small lobby. Quality laminate Flooring throughout entrance and open plan living area. Oak Veneer doors throughout. Cupboard housing modern combination gas boiler (glow worm) , including remote control.

Open plan Living room has a double glazed window to side aspect and French doors leading directly into garden. Kitchen comprises of modern wooden affect work surface including splash back lip, grey floor units with drawers. Single sink with mixer tap, four ring ceramic hob. Glass splashback over, stainless steel hood above, and electric oven below, additional extractor fan in ceiling. Built-in Washing machine and fridge including a small freezer compartment. In the main living area there is a TV point and double radiator.

Double Bedroom has a boxed bay double glazed window to side aspect. Single radiator and a wall mounted consumer unit. Modern shower unit comprises of a single shower cubicle with glass sliding doors. Main shower unit with rail, separate head and rainfall shower head above. Vanity unit with hand wash basin, mixer, tap, and storage below, separate WC to one side. Partly tiled walls, with laid to vinyl, matt grey towel rail and a ceiling extractor fan.

Outside is a private garden with timber and brick boundaries with an access gate. Garden laid to artificial grass with a woodchip border. To side and rear stone chip pathway, leading to side entrance, outside light, outside power point, and timber step. There is plenty of space for garden furniture and outside dining, plus areas which could be used as floral borders and plants.

AGENTS NOTES: Tenure: Leasehold Remaining Lease Length: 125 years Service Charge: £400 per annum Ground Rent: Nil

AREA Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains. Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

