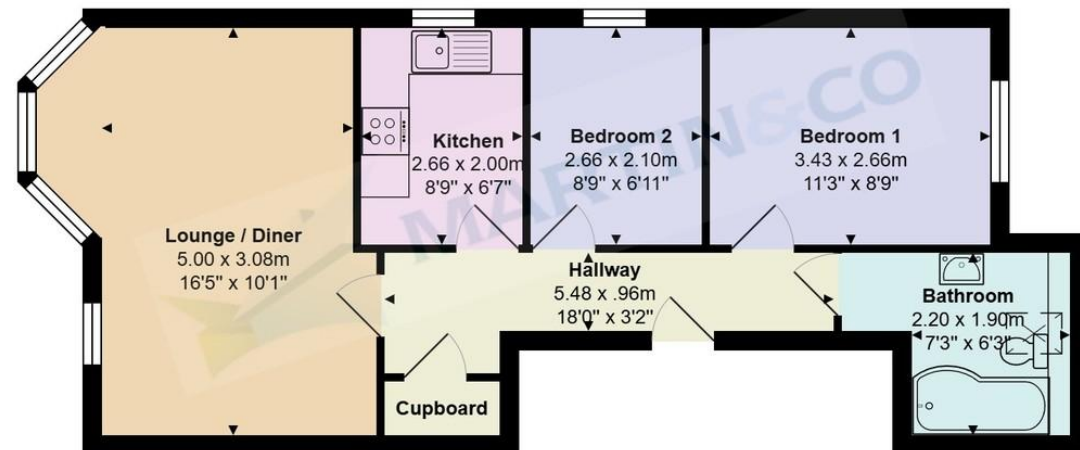


Property Location Boscombe



Total Area: 51.3 m² ... 552 ft²
All measurements are approximate and for display purposes only



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.

Warwick Road

Asking Price Of £200,000

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

Two Double Bedrooms

First Floor Apartment

248 Year Lease

Allocated Parking

Lounge/Dining Room

Popular Location

Spacious Flat

Separate Fitted Kitchen

Gas Central Heating

Double Glazing



Why you'll like it

An extremely well presented two double bedroom first floor apartment with allocated parking. The property has been well cared for with a modern fitted replacement bathroom and upgrades throughout. Access is via a secure intercom entry system to the well maintained communal hallway. Stairs lead to the first where access is available to the apartment.

Accommodation comprises a welcoming entrance hallway, lounge/dining room with westerly facing windows and plenty of space for relaxing or dining. A separate well-appointed kitchen with integrated gas hob, fan assisted oven under and extractor over. Wall mounted central heating combination boiler, space for stacked fridge freezer, space and plumbing for a washing machine. There is a range of wall and base units with roll edge work surface over. Inset stainless steel sink unit with side drainer and mixer tap over. The two bedrooms are serviced by the modern three-piece bathroom, which has been recently replaced and fitted to a high specification with tiled walls and flooring. There is a P-shaped bath with wall mounted shower fitted and glass screen. Parking is located at the rear of the property and is allocated.

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities arying from well-established independent stores to the popular chains. 5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce. There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo.

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

Tenure: Leasehold
 Lease: 248 Year Lease
 Ground Rent: £150 per annum
 Service Charge: £1,751.88 per annum
 Pets Permitted: Not Permitted
 Management Company: Premier Estates
 Estimated Rental Return: £1,300 PCM
 Gross Yield: 7.8%

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

