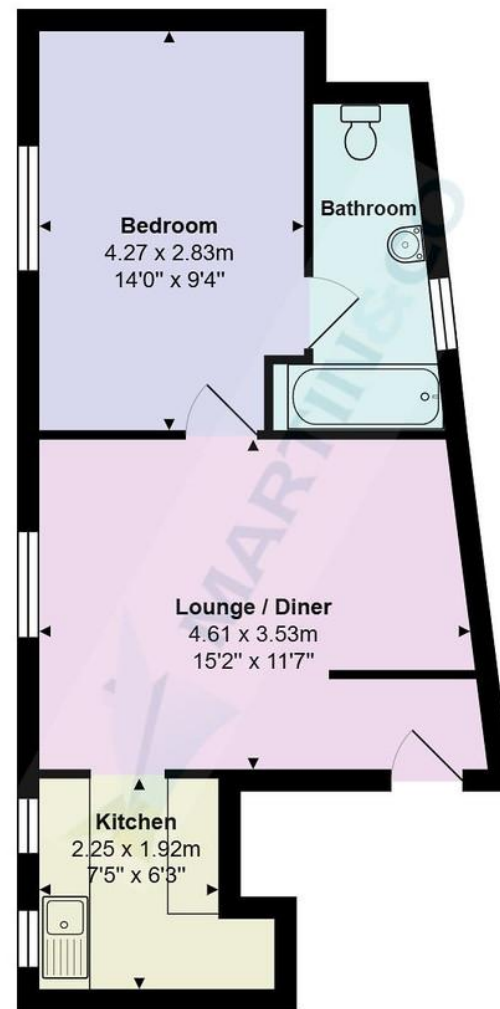


Property Location Bournemouth



Total Area: 38.2 m² ... 411 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.



Sea Road, Bournemouth

Asking Price Of £140,000

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

01202559922
<http://www.bournemouth.martinco.com>



Second Floor Apartment

One Double Bedroom

Loung/Diner

En-Suite Bathroom

Long Lease Of 118 Years

Close To the Beach

Ideal Investment Property

Ideal First Time buyer

Close to Local amenities

Chain Free Vendor

Newly Decorated

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



Why you'll like it

Welcomed to the market is this second floor apartment. Recently re-furbished this 1-double bedroom apartment is located just a short walk from Boscombe Town Centre, Boscombe Beach and Boscombe Pier. The property is also ideally located to Bournemouth Town Centre, Southbourne and Pokesdown. There are plenty of shops, bars, restaurants all with touching distance from the property.

We enter the building via a secure entry phone system and once inside we find the stairwell providing access to all floors in the building. Step into the property and find the entrance hallway that leads us to the lounge. The lounge is semi open plan to the kitchen and provides space for the sofa, dining table and TV. The modern kitchen with southernly aspect window is fitted with an electric oven, electric hob, space for a washing machine and provision for a tall fridge/Freezer.

The double bedroom is just off the lounge boasting more southernly aspect windows and access to the En-suite bathroom, fitted with a white suite comprising panelled bath, white WC and white hand wash basin.

The property has undergone a light refurbishment including new carpets, new tiling in the kitchen, bathroom and painting throughout. The apartment has a very nice feel to it and is offered for sale with no forward chain. The property would make a fantastic first time buyer property or an investment property with an estimated monthly rental of £850pcm-£900.00pcm

Agent Notes
 Leasehold- New 125 year lease from 2017).
 Maintenance charge approximately £1352 per annum.
 Ground rent £250 per annum.
 Council Tax Band:
 EPC Rating: C
 Holiday Lets- Not permitted
 Pets – Not Permitted

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.

