

Property Location Durley Gardens



Total Area: 28.5 m² ... 307 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.

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Durley Gardens, Bournemouth

Asking Price Of £110,000





MARTIN&CO

Studio Apartment

Second Floor

Separate Bathroom

Separate Kitchen

On Road Parking

Walking Distance To

The Beach

Investment Property

Great Locations

Ideal First Time Buy



Why you'll like it

Situated moments from the Award Winning Beaches of Bournemouth is this second floor studio apartment. Located in a popular Victorian building on the sought after West Cliff, the property is ideally positioned to the beach, amenities, Westbourne and Bournemouth Town Centre.

Transport links can be found out on the main road and are within walking distance from the property. There are designated pathways leading you from the street out on to the West Cliff and down to the beach.

As we make our way up a set of steps to the raised ground floor entrance hallway we find this leads us to all other principle properties in the building, and staircase to the second floor.

As we step into the property we find an entrance hallway that's leads us to all principle rooms in the property. Enter the lounge/bedroom and we find a spacious room, providing ample

space for beds, sofas dining table and wardrobes. There is a large window providing plenty of ventilation and light into the room.

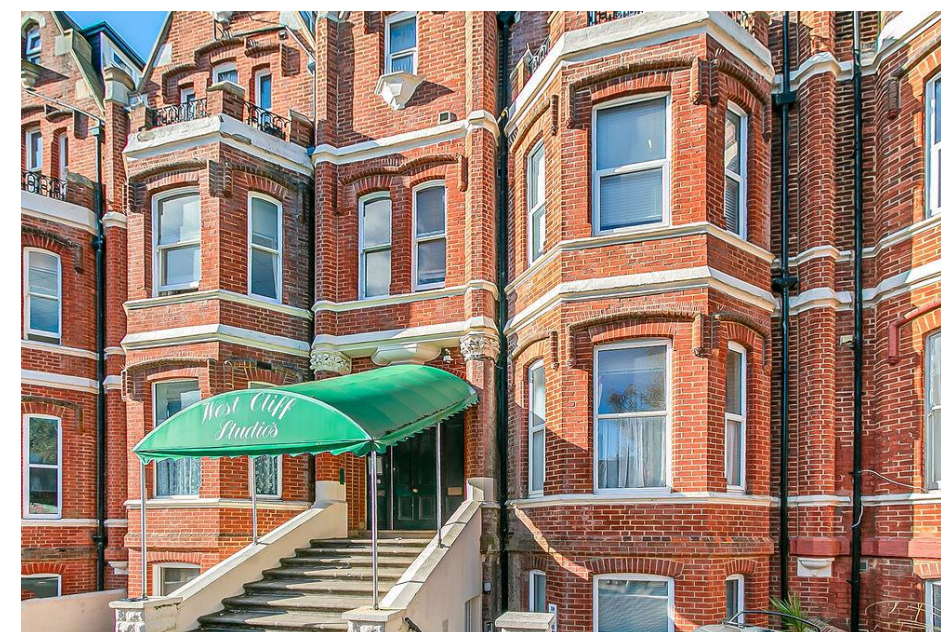
The separate bathroom has tiled walls for easy maintenance, vinyl flooring, A full size bathtub, with glass shower screen, shower attachment over the bath, white W/C, and white hand wash basin.

The kitchen offers an electric 4-burner hob, electric oven, extractor fan, and over and undercounter cupboard space. A full-size washer dryer and under counter fridge are included.

Parking can be found on the main road. The property is chain free and offered with Vacant Possession. The property is being offered with an extended lease.

Agent Notes

Tenure – Leasehold
Service Charge – £ 2020.00 per annum
Lease Length – 176 Years remaining
Council Tax Band – A
EPC Rating – D
Pets – Not Permitted
Holiday Lets – Not permitted



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

