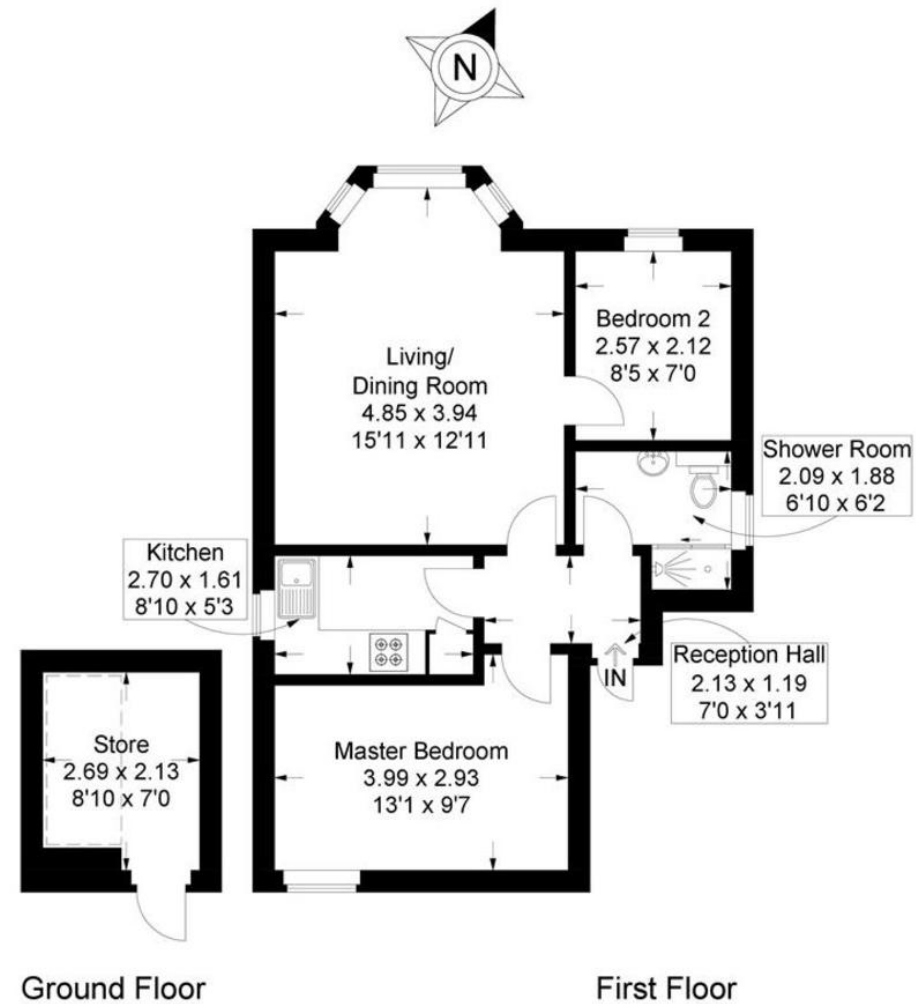


Property Location Bournemouth

Harvey Road, Bournemouth

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 2.3 sq m / 25 sq ft
Total = 52.2 sq m / 562 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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Harvey Road, Bournemouth

Offers Over £199,750



Only Four Flats In The Building

Lease Over 160 Years

Allocated Off Road Parking

Extremely Well Presented

Sought After Location

Near By Southbourne High Street

Close To Beaches

Modern Fitted Kitchen

Shower Room

First Floor Apartment

Large Storage Cupboard

Refurbished



Call Martin & Co to schedule your viewing appointment.

Pokesdown is a convenient location only yards from Kings Park with its extensive recreational and sporting facilities, and close to neighbouring Boscombe and Southbourne, both extremely popular suburbs of Bournemouth offering a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled 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. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Agent Notes:
Tenure: Leasehold
Lease: Over 160 Years
Ground Rent: £250 per annum
Service Charge: Approx. £110 per month
Building Insurance: £30 per month
Holiday Lets: Not Permitted
Management Company: Hawk Estates
Pets: Permitted
Estimated Monthly Rental Return: £1,250 PCM
Council Tax Band: B Band
EPC: C Rated

