

Property Location Boscombe Spa



Total Area: 46.8 m² ... 504 ft² (excluding balcony)

All measurements are approximate and for display purposes only

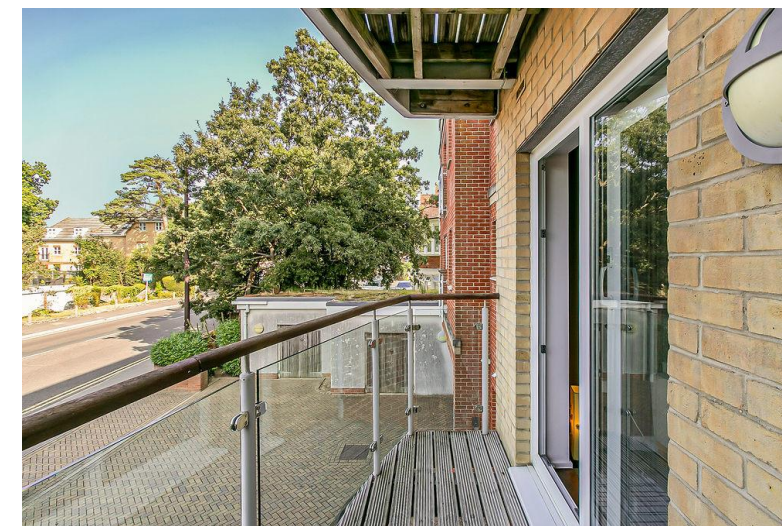


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Boscombe Spa, Bournemouth

Asking Price Of £170,000





MARTIN&CO

Close To The Seafront

West Facing Balcony

111 Year Lease

Double Bedroom

Allocated Parking Space

Double Glazed Windows

Electric Heating

Ideal Buy To Let

No Forward Chain

Lift Access



Why you'll like it

The Breeze building is an ultra modern block of apartments conveniently situated just a couple of minutes from the award winning beach. With beautifully manicured gardens and immaculately kept communal areas the building really is ultra modern living.

This 1 bedroom apartment is on the first floor, it is one of the most spacious in the building and has the largest bedroom. As you enter the open hallway greets you and you instantly appreciate the immaculate condition this modern apartment has on offer.

To the left is the main living area, there is a large lounge which has more than enough space for a dining table with out limiting the room for large sofas and entertainment furniture. The lounge has a tilt and slide door that opens out to the balcony which is big enough for a small table and chairs and enjoys the evening summer sun.

The fully equipped kitchen is at the opposite end of the living area and has built in appliances. There is loads of cupboard and storage space as well as enough work top area to create many a culinary delight.

The bedroom has a large window that fills it with light. There is more than enough room here for a king size bed, dressing table and will still give a spacious feel to the room.

The shower room doesn't disappoint, again plenty of room to move around in and all the artefacts of a very modern bathroom suite. Next to the bathroom is a large storage cupboard which could double up as an additional wardrobe or airing cupboard as well.

The balcony is westerly facing so you will get the sun in the afternoon as well as the evening.

The heating is electric but due to the modern build they are hardly needed even through our British winters.

There is also one allocated parking space that comes with the apartment.

Agent's Notes:

Tenure: Leasehold

Lease: 111 Years Remaining

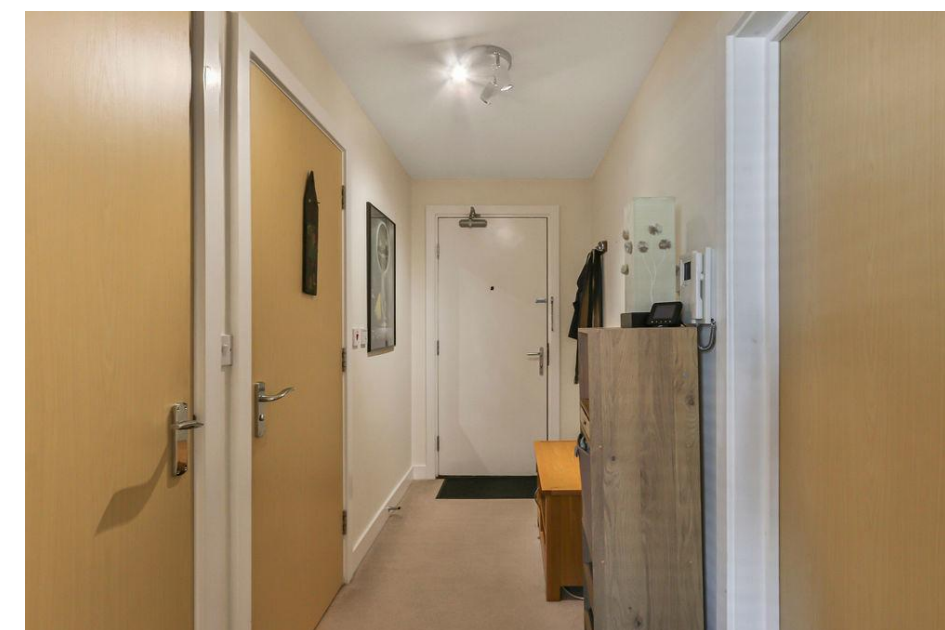
Ground Rent: £323.52

Service Charge: £2,232.86 Per Annum

Council Tax: Band: C

Holiday Lets - TBC

Pets - TBC



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

