

Property Location Boscombe Spa



Total Area: 76.8 m² ... 827 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.



Boscombe Spa

Asking Price Of £250,000

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

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



Recently Refurbished

Low Running Costs

Chain Free

Two Modern Bathrooms

Two Spacious Bedrooms

Private Courtyard Area

Long Lease

Suitable For Long-Term Let

Holiday Letting Permitted

Stylish and Well-Finished

Modern Fitted Kitchen



Why you'll like it

****CHAIN FREE**** Located in the heart of Boscombe Spa and just moments from Bournemouth's beautiful coastline, this fully refurbished basement flat presents a fantastic opportunity for both investors and homebuyers. Situated within a striking Grade II listed building, this unique property has been tastefully modernised over the past three years, blending contemporary finishes with charming period features throughout.

Offering flexible living the flat is ideal for permanent residence, long-term rental or holiday letting boasting a great location close to the beach, parks, shops and entertainment such as the O2 academy. Briefly comprising of a private courtyard entrance leading to a substantial and rare full-length hallway with room for furniture, off the hallway are 2 double bedrooms a useful utility cupboard housing a washer dryer which can be included in the sale. Further on you have a shower room with WC and newly fitted rainfall shower. At the end of the hall the master bathroom boasts a freestanding bath. The main living area has a modern fitted kitchen and plenty of space for both a dining and living area. The windows have been fitted with bespoke shutters providing the perfect coastal feel.

Set within easy reach of local shops, cafés, the award-winning beaches, and excellent transport links, this property also comes with a long lease, making it a secure and appealing investment. This is a unique opportunity to own a beautifully finished flat in one of Bournemouth's most historic and up-and-coming seaside districts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

