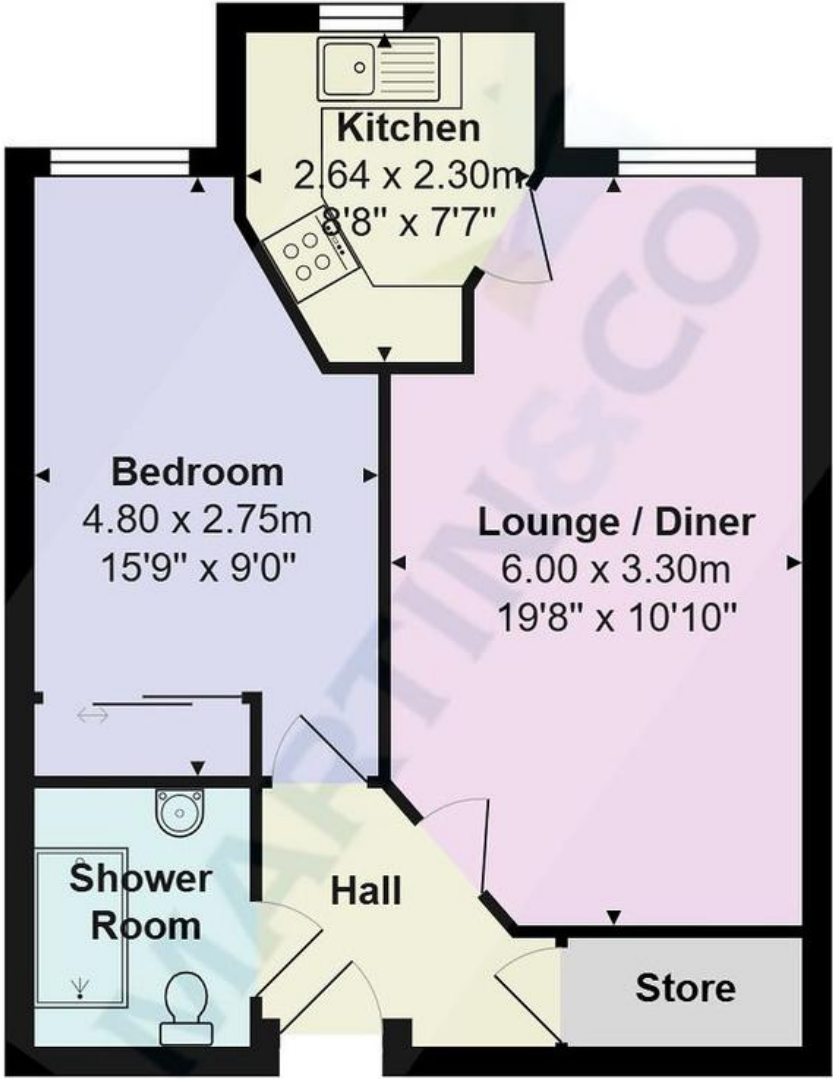


Property Location
Southbourne



Total Area: 45.3 m² ... 488 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.

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



Southbourne Road, Bournemouth

Offers Over £90,000



One Bedroom Top Floor Flat

Close To The Town Centre

Excellent Transport Links

24 Hour Careline System

Lift To All Floors

Guest Suite

Tax Band C

Adhoc Permit Parking

Private Car Park

Lounge & Coffee Bar

Buggy Store

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Welcome to Avon Lodge! Martin & Co are delighted to be marketing this lovely one bedroom Top floor apartment. The property is conveniently located near the Owners Lounge and Entrance and is presented in good order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window provides light and ventilation. The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window provides natural light.

Southbourne is perfectly situated for quick and easy access into Bournemouth Town Centre, Christchurch, Hengistbury Head and The New Forest. Local transport is excellent with regular buses, Pokesdown railway station nearby with direct links into London Waterloo and Bournemouth International Airport just a few miles away for trips further afield. Avon Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons and fish & chip lunches.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager. Avon Lodge has been designed with safety and security at the forefront.

The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Agent's Notes:
 Tenure: Leasehold
 Lease: 100 Years Remaining
 Ground Rent: £392 Per Six Months
 Service Charge: £1,416 Per Six Months
 Council Tax: Band: C
 Holiday Lets - Not Permitted
 Pets - Tbc

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

