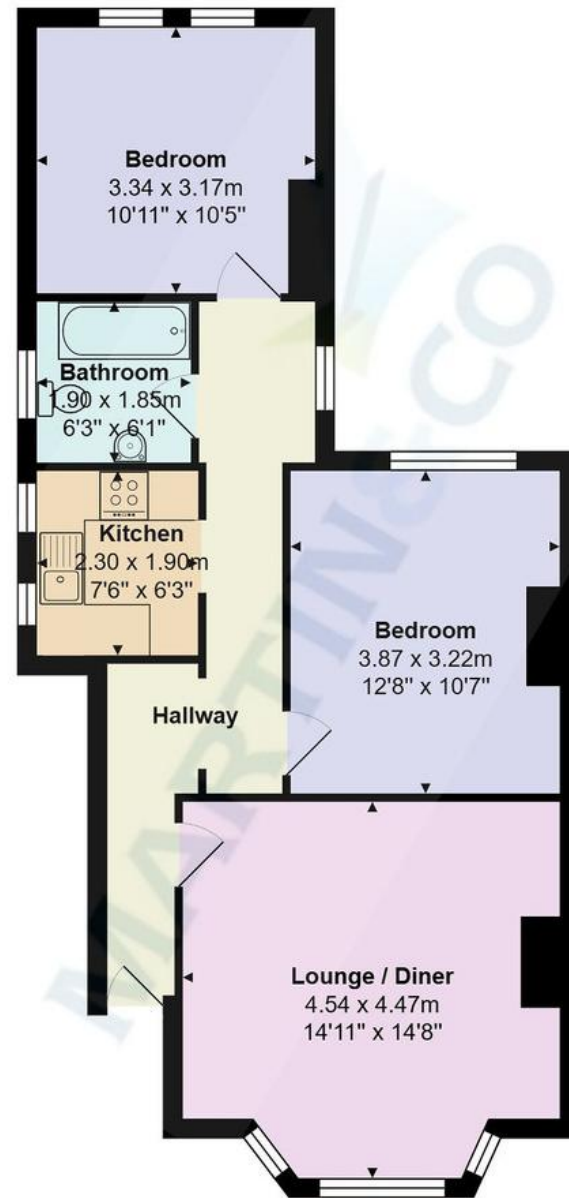


Property Location Bournemouth



Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only

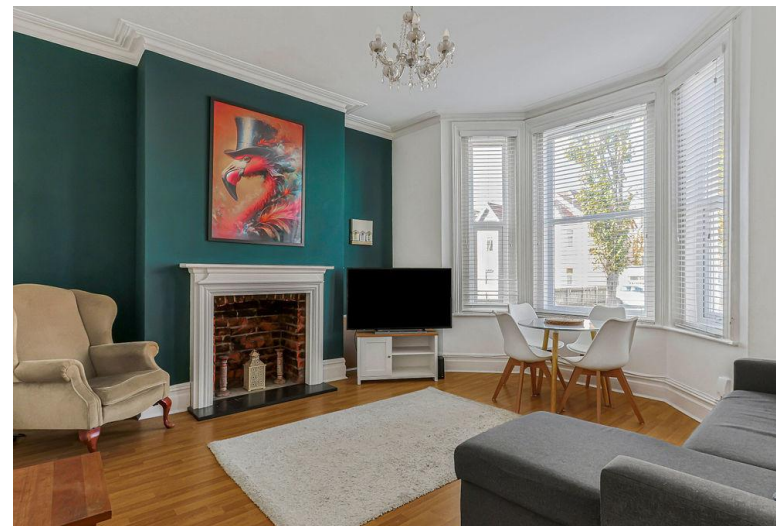


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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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- 120 Years Remaining
- Leasehold
- Ideal First Time Buy
- No Forward Chain



Why you'll like it

A fantastic opportunity for a first-time buyer, this two-bedroom first-floor flat is tucked away in the ever-popular BH5 postcode and offers the kind of value and promise that make stepping onto the ladder a reality. With a long lease in place and a low service charge, the property provides both peace of mind and excellent ownership credentials.

Inside, you'll find a welcoming entrance hall leading to a very usable layout: the two well-proportioned bedrooms offer real flexibility and the living space is bright with the benefit of being on the first floor-elevated enough for privacy yet accessible without endless stairs. The fitted kitchen benefits from natural light and the bathroom is neatly presented, enabling a move-in ready feel without the need for major works. Shared communal parts are managed for ease, adding to the appeal of this flat being low-maintenance for its new owner.

Location truly enhances the appeal. Positioned on Westby Road in the heart of the BH5 area, the flat is only a short stroll from the award-winning sandy beaches of Boscombe Pier and the wide promenade of the south-coast.

For everyday essentials and social enjoyment, you are within easy reach of cafés, independent shops and lively eateries along the local high-street, and excellent bus and rail links provide seamless connectivity for work or leisure. The postcode BH5 1HA has seen robust property activity, indicating a stable residential demand and making this flat a strong contender for future re-sale value.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:
 Tenure: Leasehold
 Lease: 120 Years Remaining
 Ground Rent: £200 Per Annum
 Service Charge: £635 Per Annum
 Council Tax: Band: B
 Holiday Lets - 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.

