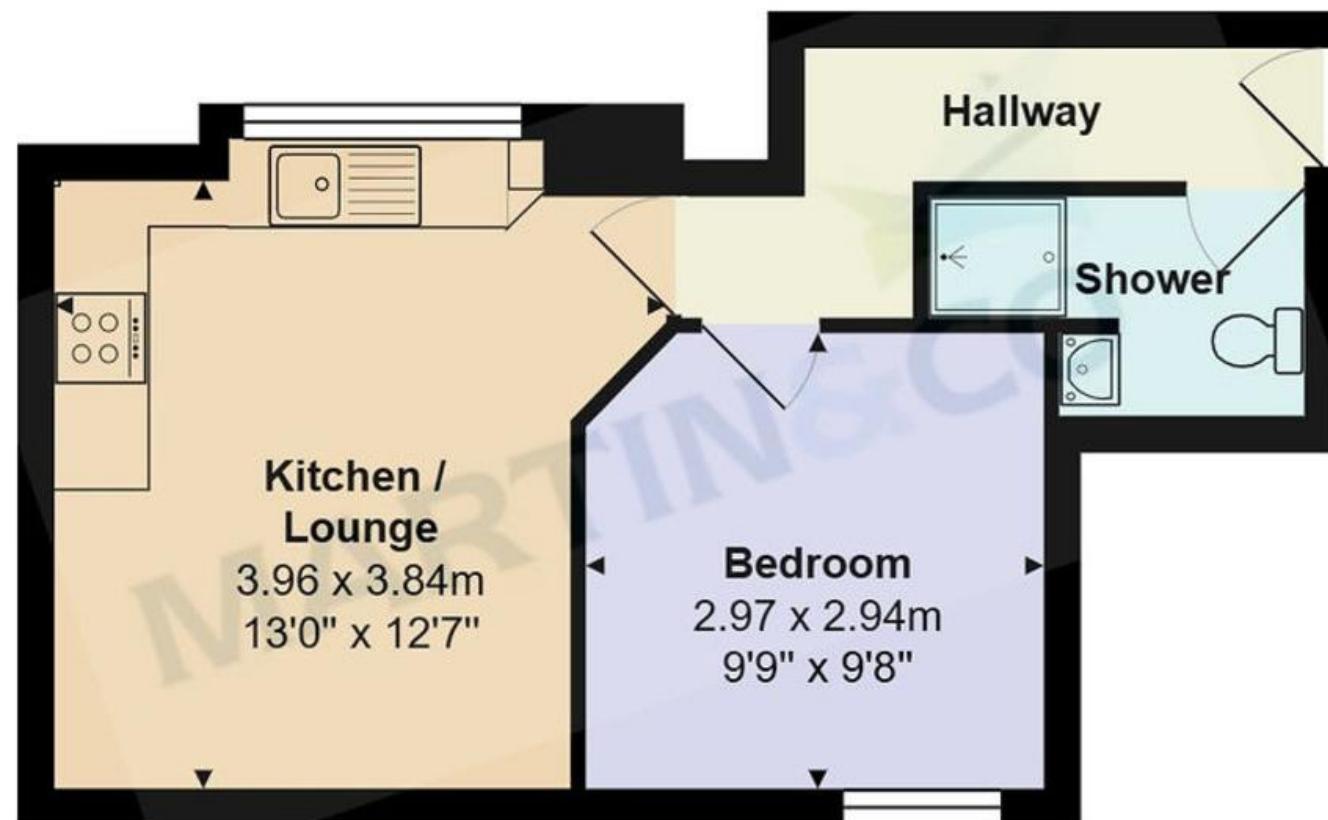


Property Location Boscombe



Total Area: 31.3 m² ... 337 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.



Sea Road, Bournemouth

Offers In Excess Of £130,000

Martin & Co Bournemouth - Lovetts

01202 559922

• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202 559922 • E: bournemouth@martinco.com

<http://www.bournemouth.martinco.com>



One Double Bedroom

Top Floor Flat

Open Plan Lounge/Kitchen

Low Service Charge

Modern Shower Room

Allocated Parking For 1 Car

988 Year Lease

Close to Local Amenities

Minutes To Beaches

Tax Band A

Share of Freehold



Why you'll like it

Main Description Discover this bright and well-presented one double bedroom top-floor flat, perfectly positioned close to local amenities and beautiful beaches. Offering a modern and comfortable lifestyle, the property features an inviting open-plan lounge/kitchen, ideal for relaxing or entertaining.

The home includes a contemporary shower room and benefits from a low service charge, making it an attractive option for first-time buyers, investors, or those seeking a low-maintenance coastal retreat. With an impressive 988-year lease and share of freehold, long-term security and peace of mind are assured.

Additional features include allocated parking for one car, Tax Band A, and the requirement that pet requests be submitted to the management company for approval.

A superb opportunity to enjoy modern living in a convenient and sought-after location.

Agent's Notes:
Tenure: Share of Freehold
Lease: 988 Years Remaining
Ground Rent: Peppercorn
Service Charge: £1,201.26 Per Annum
Council Tax: Band: A
Holiday Lets - Not Permitted
Pets - With Permissions Granted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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 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.

