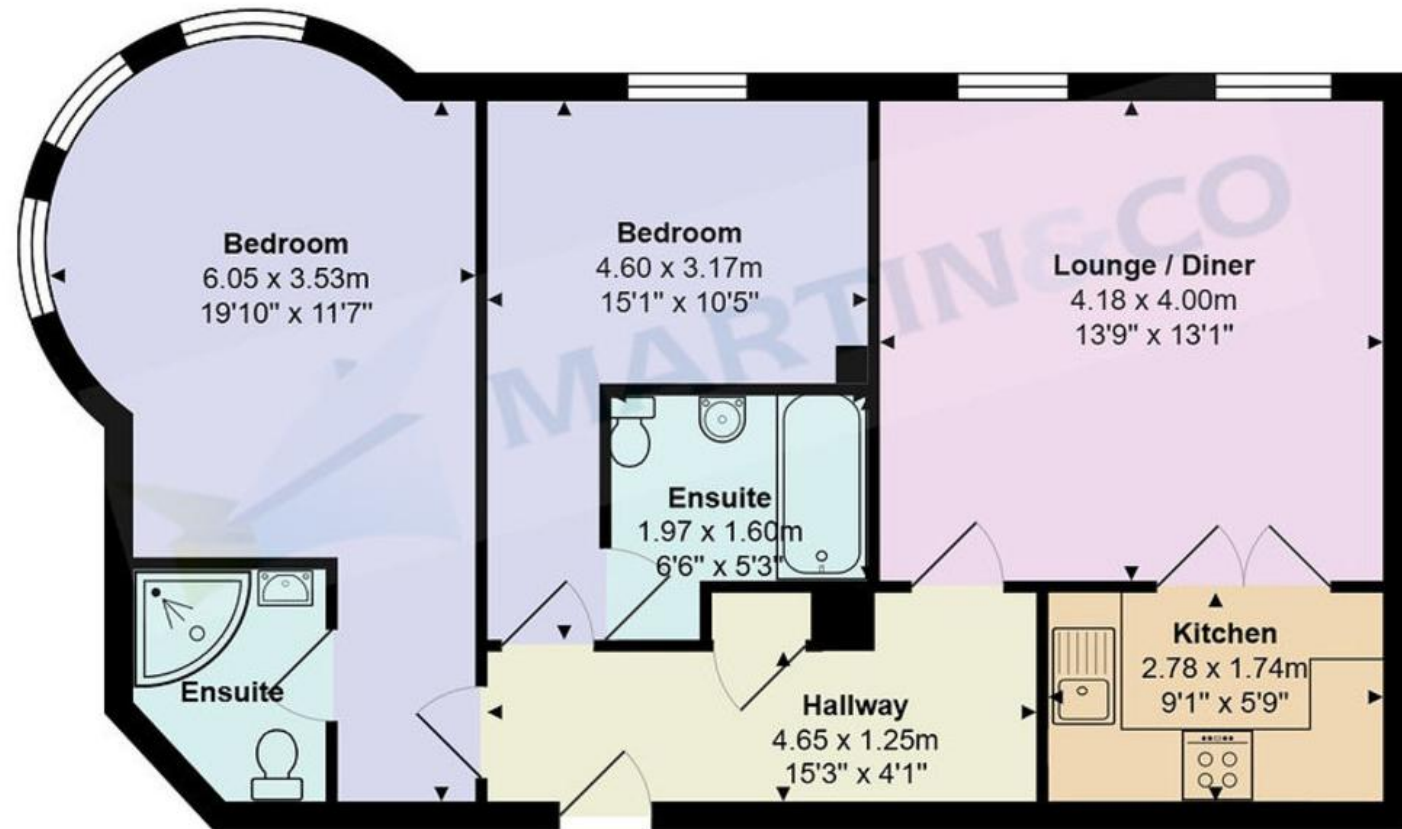


Property Location Boscombe Spa, Bournemouth

The Burlington Mansions Development, situated in highly regarded Boscombe Spa, is enviably positioned on the south coast, with near by access to the promenade and Boscombe's sandy beaches. A perfect location to swim, surf, run, soak up the sun, play beach volleyball, cycle or stroll along the prom to Boscombe Pier gives easy access to local beachfront restaurants, cafes, and beautifully maintained, Green Flag award-winning Boscombe Cliff Gardens and Boscombe Overcliff Local Nature Reserve.



Total Area: 62.8 m² ... 676 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.

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Boscombe Spa, Bournemouth

Asking Price Of £230,000





MARTIN&CO

- Holiday Lets Permitted
- (Airbnb)
- Chain Free
- Iconic Grade II Listed Building
- Share of Freehold
- Allocated Parking
- Near By 5* Sandy Beaches
- Immaculately Presented
- En-Suites to Both Bedrooms
- Two Double Bedrooms
- Communal Gym
- Concierge Service
- Large BBQ Area
- Mature Communal Gardens
- 975 Year Lease



Why you'll like it

A two double bedroom, two en-suite bathroom apartment situated in an exclusive development positioned on the south coast in Bournemouth with near by access to the promenade and award-winning beaches.

This high specification apartment, benefitting from no forward chain, is offered in an excellent decorative order, comprising a welcoming entrance hallway, living/dining room, kitchen with integrated appliances, two double bedrooms, with the master bedroom benefitting from a en-suite shower room and bedroom two with an en-suite bathroom.

The sense of exclusivity starts at the secure grand entrance lobby with the added benefit of lift access to all floors, included there are services of concierge, terrace with BBQ, well equipped communal gym, games room and well maintained grounds, All free to use for the residents of Burlington Mansions.

Furthermore, the development benefits from parking with one allocated parking space conveyed with the apartment.

Agent's Notes:

Tenure: Share of Freehold
Term: 975 Years Remaining
Annual Service Charges: £3,602
Annual Ground Rent: NIL
Pets: Permitted Via Consent
Holiday lets: Permitted
All mains connected
Parking: Allocated One Space

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
 2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
 3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
 4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
 5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
- AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

