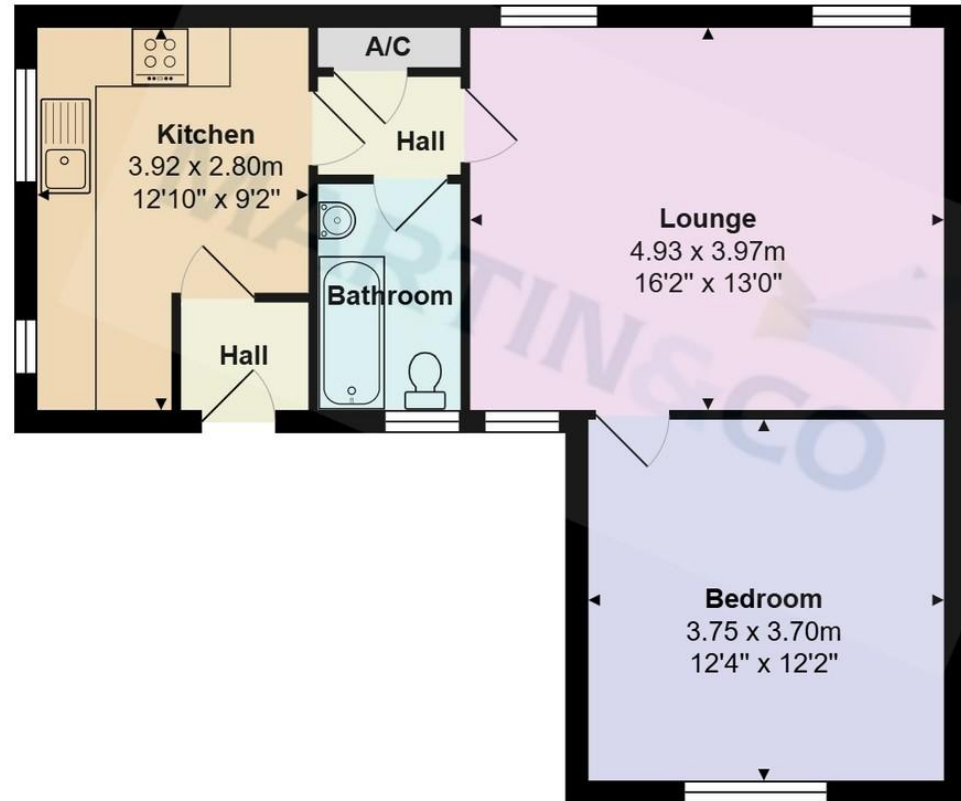


## Property Location

Boscombe



Total Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>

All measurements are approximate and for display purposes only



The Property  
mbudsman

**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.

## Walpole Road, Bournemouth

Asking Price Of £145,000

**Martin & Co Bournemouth**

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

**01202559922**

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

**MARTIN&CO**

**MARTIN&CO**

## Key features:

- No Forward Chain
- One Double Bedroom
- Separate Kitchen
- Share of Freehold
- Spacious Accommodation

## Throughout

- Near By 5\* Award Winning Sandy Beaches
- Ground Floor
- Electric Heating



## Why you'll like it

A spacious ground-floor apartment forms part of a well-maintained block, with a private entrance offering a sense of privacy and exclusivity. The property benefits from a practical layout throughout.

The accommodation comprises a spacious lounge/diner with ample natural light, creating a comfortable living space. The separate kitchen is well-appointed with a range of fitted units and work surfaces. The double bedroom is generously sized, providing plenty of space for furnishings, while the bathroom is fitted with a three-piece suite.

Further benefits include electric heating and double glazing.

Externally, the property benefits from allocated parking and a garden laid to lawn, a highly desirable feature in this popular coastal area..

## LOCATION

Positioned in a central location, the property is within easy reach of local shops, cafés, and transport links, as well as being just a short distance from the stunning 5\* award-winning sandy beaches, making it ideal for those seeking a coastal lifestyle.

## Agents' Notes

Tenure: Share of Freehold  
 Lease: 962 Years Remaining  
 Ground Rent: NIL  
 Service Charge: £1,080 per annum  
 Estimated Rental Return: £850 PCM  
 EPC: E  
 Council Tax: A  
 Heating: Electric  
 Parking: Allocated x1  
 All Mains Connected

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.

