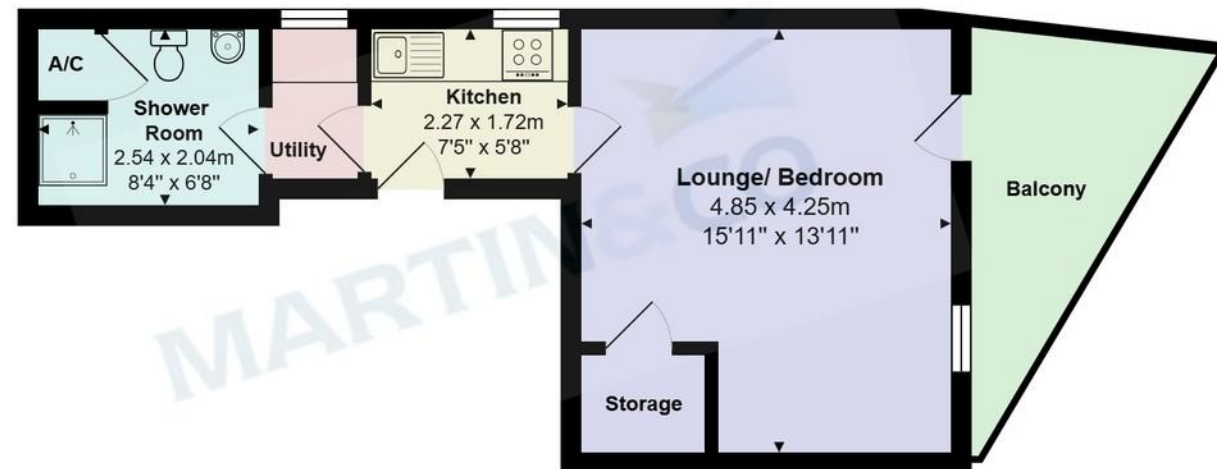


## Property Location Bournemouth



Total Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup> (excluding balcony)

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.

## Lorne Park Road, Bournemouth

Asking Price Of £100,000

**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**

No Forward Chain  
 South Facing Balcony  
 Town Centre Location  
 Spacious Studio  
 Apartment  
 First Floor  
 Near By 5\* Award Winning Sandy Beaches  
 Superb Nearby Transport Links  
 149 Year Lease



### Why you'll like it

Situated in the heart of Bournemouth Town Centre, this well-presented first floor studio apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located coastal home.

The property is accessed via a communal entrance with stairs leading to the first floor. Upon entering the apartment, a hallway provides access to the main accommodation.

The studio room is bright and spacious, offering ample room for both living and sleeping areas. Large windows allow plenty of natural light to fill the space, creating a welcoming and airy environment. From the main room there is access to a private balcony, providing a pleasant outdoor space to sit and enjoy views over the surrounding town centre.

The apartment also benefits from a separate fitted kitchen, featuring a range of wall and base units with work surfaces and space for appliances. The layout makes the kitchen practical while keeping the living space open and versatile.

The shower room is fitted with a shower, wash hand basin and WC, finished with neutral tiling and modern fittings.

The property is offered with a long 149-year lease, making it an attractive option for both owner occupiers and investors alike.

Ideally positioned just moments from Bournemouth's shops, restaurants, cafes and

transport links, the property is also within easy reach of the award-winning sandy beaches and seafront, offering the perfect balance of town centre convenience and coastal living.

Agent Notes:  
 Tenure: Leasehold (149 Years Remaining)  
 Ground Rent: NIL  
 Service Charge: £1,304.32 pa  
 Reserve Fund: £555.50  
 Management Company: Glide  
 Council Tax: A  
 Holiday Lets: Not Permitted  
 Pets: Not Permitted in Lease  
 Parking:  
 Estimated Rental Return: £600 PCM

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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

