



Property Location



Total Area: 58.1 m² ... 625 ft² (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.

Florence Road, Bournemouth

Asking Price Of £199,000

10 Florence Road
Bournemouth
BH5 1HU

Key features:

- First Floor Apartment
- 2 Double Bedrooms
- 2 Bathrooms
- Including to
- Lounge With Balcony
- Off Street Parking
- Walking Distance To The Beach
- Walking Distance To Amenities
- Long Lease of 166

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



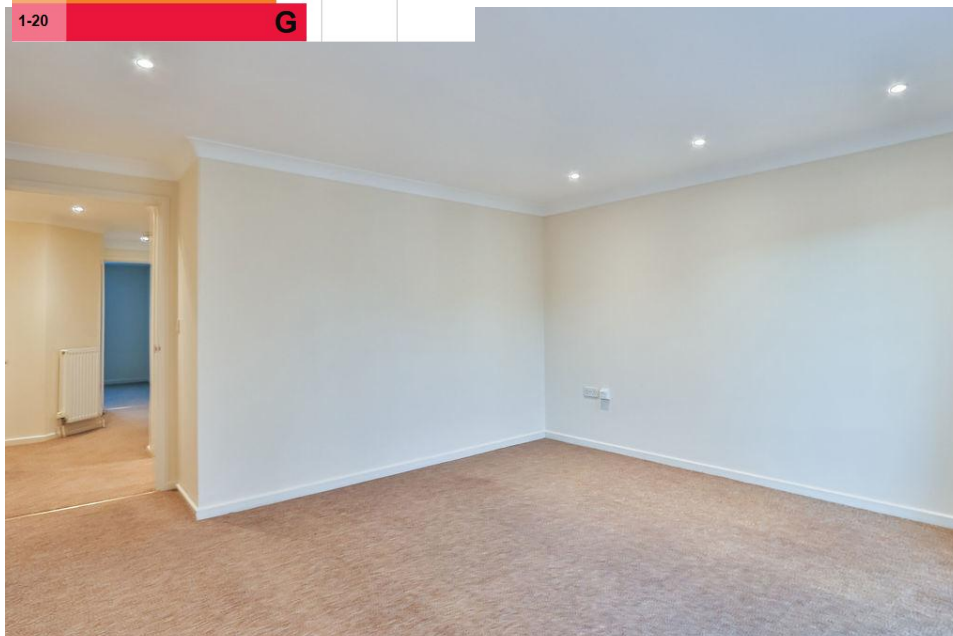
Why you'll like it

Situated just a short walk to the Award Winning Beaches of Bournemouth, is this Superb Two Double Bedroom, Two Bathroom, First Floor apartment. Positioned in a modern development comprising of 6 apartments the property boasts a long lease of 166 years and a SHARE OF THE FREEHOLD.

We access the building via a secure front door with intercom system, into the communal hallway leading us to all floors in the building. Once inside the flat we are greeted with a entrance hallway leading us to all principle rooms in the apartment.

Offered with vacant possession, the property is ready to go and benefits from a spacious lounge/diner with door out on to the private south facing balcony. The separate fitted kitchen has over and under cupboard space, tiled splash back, Gas Hob, oven, and space for the washing machine.

The family bathroom is a good size and benefits from a full size bathtub, white hand was basin, white W/C and white bathtub. There is a tiled surround to the bath and vinyl floor. The property boasts two double bedrooms with the master bedroom benefiting from an En-suite shower room to the master bedroom. The En-suite has a free standing shower unit, white W/C, white hand wash basin and vinyl floor.



Boscombe, a vibrant suburb of Bournemouth, is ideally located between Bournemouth Town Centre and Southbourne, offering a mix of independent shops and popular retail chains. The award-winning sandy beaches, iconic pier, promenade, and beautifully landscaped Chine Gardens have all benefited from significant investment. The area boasts a lively seafront scene with restaurants, a surf school, and trendy bars and bistros.

For commuters, Pokesdown and Bournemouth stations provide direct links to Southampton, Southampton Airport, and London Waterloo, while Bournemouth International Airport (just 6 miles away) offers a range of flights to European destinations.

Agent Notes

Tenure – Share of The Freehold
Lease Length – 166 years Remaining
Service Charge - £2,333.12
Ground Rent - £0
Holiday Lets – Not Permitted
Pets – Not Permitted
All Mains Utilities are 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 endeavor 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,

