

Property Location

Crabton Close Road is a residential road in the **Boscombe East / Pokesdown** area of **Bournemouth**, within the BH5 postcode district. It runs between the Christchurch Road area and the residential roads around Beechwood Avenue, Wilfred Road and Westby Road. The area is particularly appealing for access to the coast and local amenities. It is close to Shelley Park, with its green open space and recreational facilities, while the nearby cliff top provides access to the coastal paths and zig-zags leading down towards Bournemouth's beaches.



Total Area: 52.7 m² ... 567 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.



Crabton Close Road, Bournemouth

Offers In Excess Of £165,000

Martin & Co Bournemouth

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MARTIN&CO

Key features:

- Chain Free
- Two Bed Apartment
- First Floor
- Laminated Flooring
- Family Shower Room
- Allocated Parking
- Gas Central Heating
- Close to Amenities
- Walking Distance to Beach
- Long Lease
- Pets Permitted with Consent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A well-presented two-bedroom first-floor flat offers approximately 51sq m of accommodation and occupies an attractive position directly near Boscombe High Street. With bright, modern interiors, the property would make an excellent home, second home or investment.

Access via a secure intercom system to the communal hallway. Upon entering, the hallway provides access to the principal rooms. The kitchen is separate and well appointed. The living room has space for both relaxing and dining.

The master bedroom is a comfortable double room, benefiting from a large window and ample space for bedroom furniture. Bedroom two is also well proportioned and would comfortably suit a single bedroom, guest room, study or home-working space.

The shower room is fitted with a modern suite comprising a shower cubicle, WC and wash hand basin, complemented by contemporary finishes. The property is heated via gas and benefits from a bright, neutral presentation throughout.

There is an allocated parking space to the rear. On-road parking is available throughout the surrounding area.

Agent's Notes:
Tenure: Leasehold
Lease: 114 Years Remaining
Annual Service Charge: £2,318.40
Annual Ground Rent: £525
Council Tax Band: B
EPC: C
Holiday Lets: Not Permitted
Pets: Permitted via consent
Management: Centrick

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.

