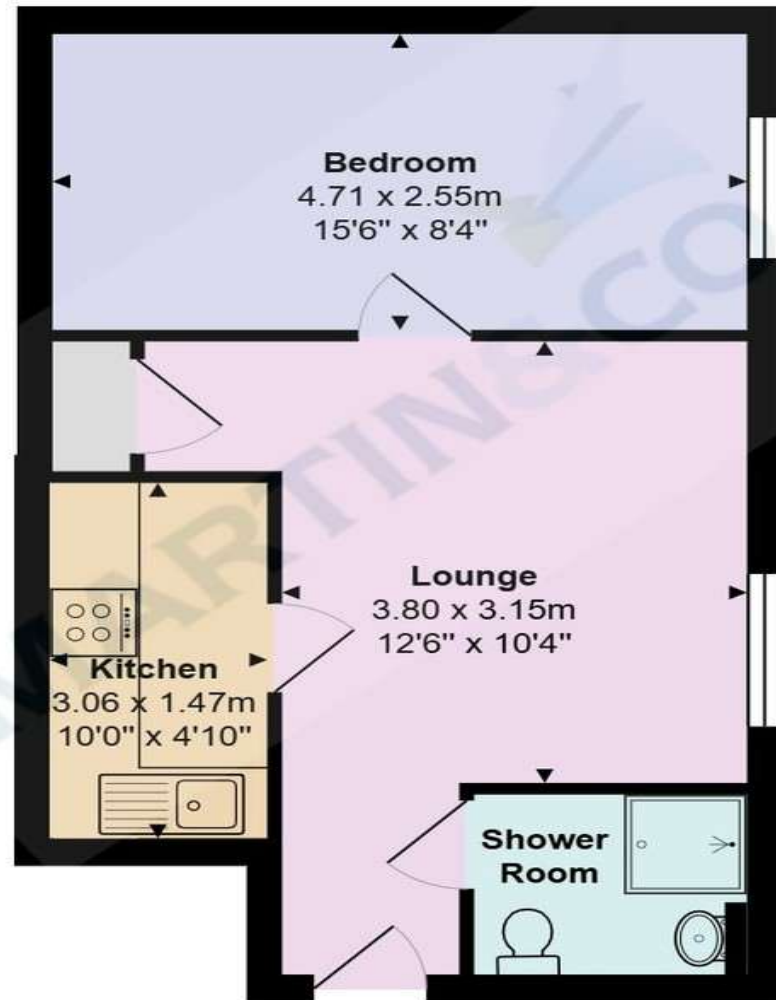


Property Location Boscombe



Total Area: 36.3 m² ... 391 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.

Owls Road, Boscombe Spa

£130,000 Asking Price

Martin & Co Bournemouth

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T: 01202559922 • E: bournemouth@martinco.com

01202559922

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



One Double Bedroom

Near To Award
Winning Sandy
Beaches

Lift To All Floors

Close to Local Shops
and Amenities

Communal Bike Shed

No Forward Chain

Electric Heating



Why you'll like it

Situated on the first floor of the modern and well-maintained Breeze development, this well-proportioned one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a coastal home just moments from Bournemouth's award-winning beaches. The development is conveniently located within easy reach of Boscombe Spa, local amenities, transport links and the seafront.

Upon entering the apartment, you are welcomed into a central entrance hall which provides access to all principal rooms. Immediately ahead, the bright and spacious lounge forms the heart of the home. The room offers ample space for both living and dining furniture, creating a comfortable and versatile living environment. Adjacent to the lounge is the separate fitted kitchen, thoughtfully arranged to maximise space and functionality, the kitchen provides a practical range of work surfaces and storage cupboards, making it ideal for everyday cooking.

The generously sized double bedroom is positioned at the opposite end of the apartment, offering a peaceful retreat away from the main living space. The room comfortably accommodates a double bed and additional bedroom furniture, with natural light enhancing the sense of space. Completing the accommodation is a modern shower room fitted with a shower enclosure, wash hand basin and WC, providing a clean and contemporary finish.

The apartment has been designed to maximise every inch of available space, creating a practical and low-maintenance home. The Breeze development is particularly popular due to its modern construction.
Agent's Notes:

Tenure: Leasehold
Lease: 109 Years Remaining
Ground Rent: Nil
Service Charge: £2,426 Per Annum
Council Tax: Band: B
Holiday Lets - Not Permitted
Pets - Permitted

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

