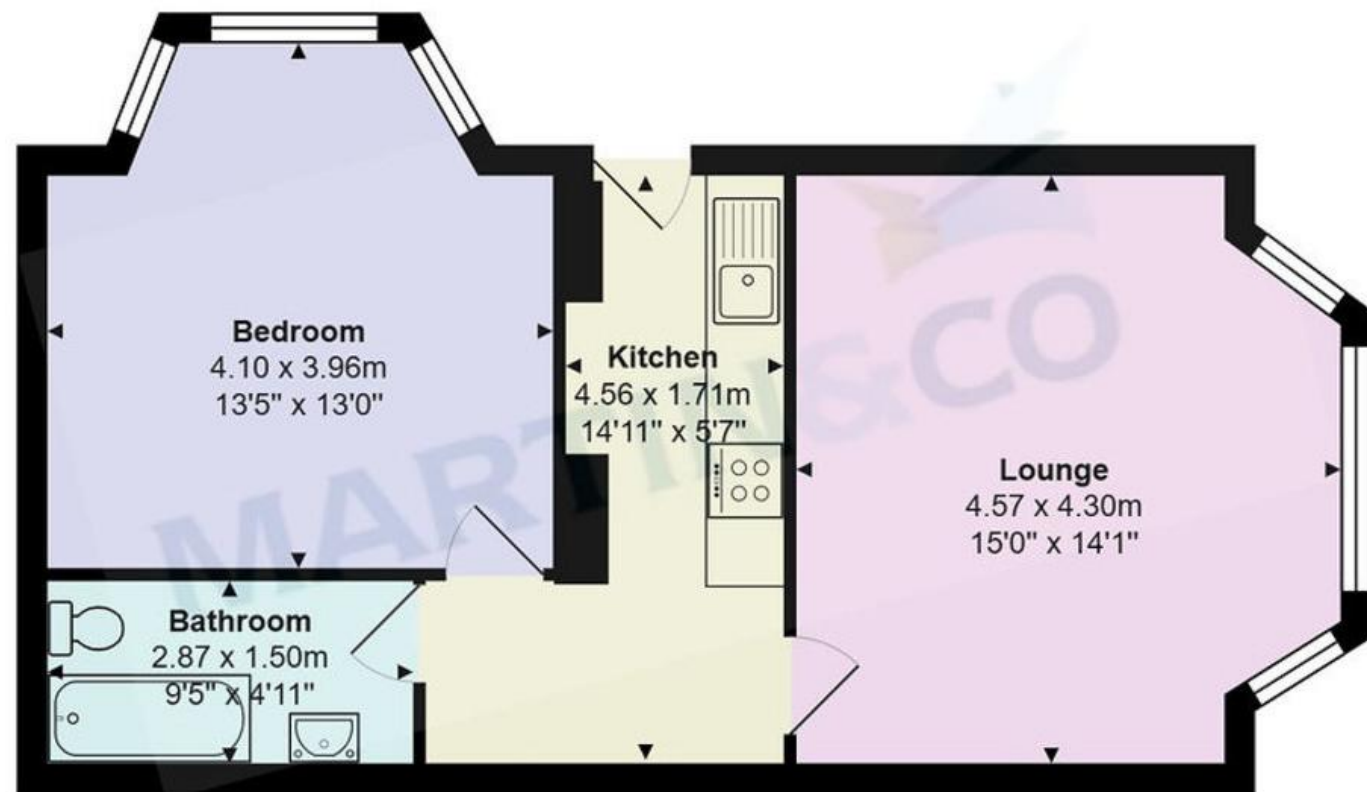


Property Location Bournemouth



Total Area: 47.3 m² ... 509 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.



Lansdowne Road, Bournemouth

Offers Over £185,000

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- Ground Floor
- Large Character Apartment
- One Double Bedroom
- Private Entrance
- Modern Bathroom
- Allocated Parking
- Close To Bournemouth Town
- Ideal Investment
- Great First Time Purchase
- No Forward Chain
- Share Of Freehold
- Tax Band B



Why you'll like it

A spacious one double bedroom ground floor character apartment ideally located within easy reach of Bournemouth town centre, main transport links and the award-winning sandy beaches. The property benefits from its own private entrance, allocated parking and a share of freehold. Offered for sale with no forward chain, the property presents an ideal investment or first-time purchase opportunity.

The accommodation comprises a large living/dining room with feature bay window, a separate kitchen, one spacious double bedroom and a modern fitted bathroom. Each room enjoys plenty of natural light, creating a bright and welcoming atmosphere throughout. Externally, the property benefits from one allocated parking space along with further visitor parking.

Tenure: Share of Freehold
 Lease: 988 Years Remaining
 Ground Rent: Nil
 Service Charge: £952 Per Annum
 Council Tax: Band: B
 Holiday Lets - Tbc
 Pets - Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

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.

