

Property Location East Cliff, Bournemouth

Situated in a convenient residential location within the popular East Cliff and Springbourne area of Bournemouth, Vale Road offers excellent access to a range of local amenities, transport links and the nearby seafront, while Bournemouth town centre is also readily accessible.



Total Area: 95.8 m² ... 1032 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.

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Vale Road, Bournemouth

Asking Price Of £200,000





MARTIN&CO

Key features:

- No Forward Chain
- Share of Freehold
- Three Bed Apartment
- Spacious Property
- Second Floor
- Double Bedrooms
- Two Reception
- East Cliff Location
- Intercom System
- Gas Central Heating
- Garage



A superb opportunity to acquire this exceptionally spacious three-bedroom second-floor apartment, occupying a generous position within a well-maintained residential development in the highly sought-after East Cliff area of Bournemouth. Offering approximately 1,032 sqft / 95.8 sqm of accommodation, this impressive apartment provides considerably more living space than many properties of this type and benefits from two reception rooms, three well-proportioned bedrooms, a fitted kitchen and a family shower room. Access is via a secure communal entrance with a secure intercom entry system to the communal hallway with stairs to the second floor. The main lounge is an impressive room measuring approximately 13'9" x 12'10", with a distinctive bay-style window providing an abundance of natural light. There is ample room for substantial lounge furniture, making this an excellent space for relaxing and entertaining. A separate dining room provides an additional reception area measuring approximately 14'1" x 7'10". This versatile room could comfortably accommodate a dining table and chairs, while also offering potential as a second sitting room, study or home office space. The fitted kitchen measures approximately 14'1" x 8'2" and provides a good range of fitted units, work surfaces and integrated appliances. The room benefits from excellent proportions and provides ample space for food preparation and storage. The property offers three well-proportioned bedrooms. The master bedroom is a particularly generous room measuring approximately 13'9" x 10'6" and benefits from a pleasant outlook together with excellent space for a range of bedroom furniture. The second and third bedrooms are also substantial double rooms. A family shower room completes the accommodation and is fitted with a white suite. A particularly valuable feature of the property is the garage, providing secure parking and/or storage and an important advantage in this popular coastal location.

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

The development itself is surrounded by well-maintained communal grounds, providing attractive landscaped areas and a pleasant setting for residents. The apartment has been well maintained and the generous room sizes, high level of natural light and versatile layout make this an excellent opportunity for purchasers looking for a substantial home close to Bournemouth's coastline.

Agent's Notes:

Tenure: Share of Freehold
Lease: 957 Years Remaining
Annual Service Charge: £1,800
Annual Ground Rent: NIL
Council Tax Band: B | EPC: C
Holiday Lets: Not permitted
Pets: Not permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

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.

