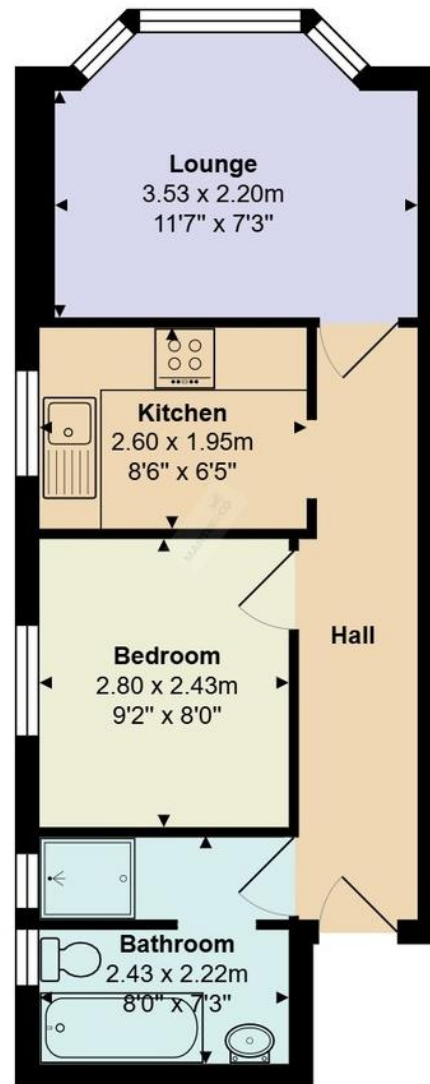


Property Location Fishermans Avenue, Southbourne

One of the main attractions of the location is its excellent access to the coast. Fishermans Avenue sits close to Fisherman's Walk, a wooded clifftop nature trail running between Fishermans Avenue and Portman Crescent, with access down to the beach via the zig-zag pathway or cliff lift. The surrounding Southbourne area is highly regarded for its relaxed coastal atmosphere, independent shops, cafés, restaurants and bars, centred around Southbourne Grove. The award-winning beach and extensive promenade provide opportunities for walking, cycling and outdoor activities, while nearby Hengistbury Head offers further access to open countryside and coastal walks.



Total Area: 34.2 m² ... 368 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.



Fishermans Avenue, Bournemouth

Offers Over £130,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinc.co.uk

01202559922

<http://www.bournemouth.martinc.co.uk>





MARTIN&CO

Key features:

- Chain Free
- One Bed Apartment
- Southbourne Location
- Double Bedroom
- Bay Windows
- Located on First Floor
- Close to Beach
- Close to Amenities
- Long Lease
- On Road Parking
- Pets Permitted



Why you'll like it

A well-proportioned first-floor one-bedroom flat. The property has a practical layout comprising a spacious lounge, separate kitchen, double bedroom, bathroom and entrance hall. The property is approached through the entrance hall, which provides access to the principal rooms and creates a practical separation between the living and sleeping accommodation.

The lounge is positioned at the front of the property and is the principal reception room. The distinctive bay-style frontage provides an attractive feature and allows good natural light into the room. There is ample space for comfortable seating and a small dining or work area.

A separate kitchen sits directly off the lounge area. The layout provides dedicated space for kitchen units, work surfaces, sink and cooking appliances, making this a functional and conveniently positioned kitchen.

The bedroom is a comfortable double room located towards the rear of the flat. Its proportions allow space for a double bed together with bedroom furniture, while the window provides natural light.

The bathroom is generously proportioned for a one-bedroom flat and incorporates a full-size bath, separate shower enclosure, WC and wash basin.

Agent's Note's:

Tenure: Leasehold
Lease: 118 Years Remaining
Ground Rent: £100 Per Annum
Service Charge: £1,000 Per Annum
Council Tax: Band: A
Holiday Lets - Not Permitted
Pets - Permitted
Works required

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	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

