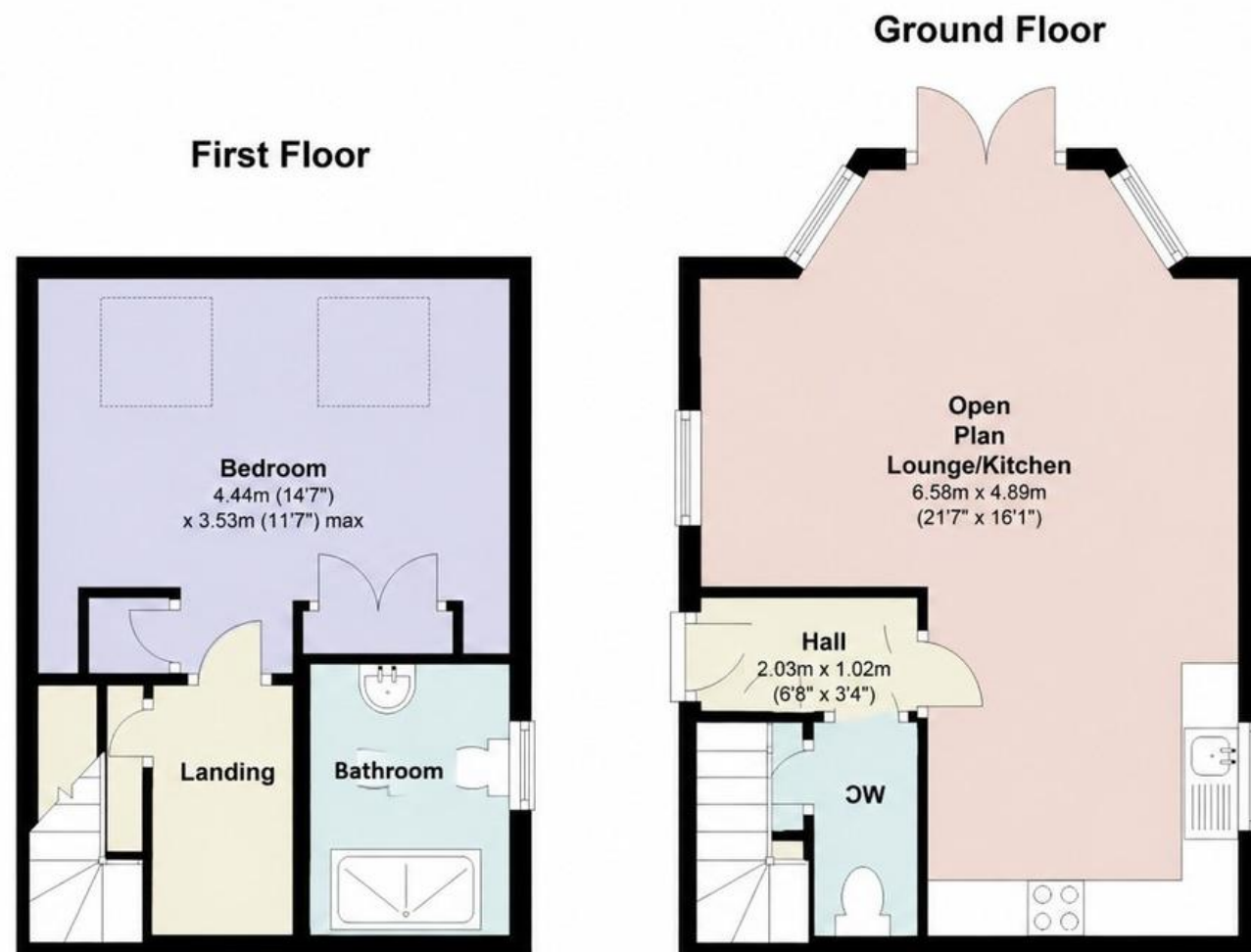


Property Location

Southbourne, Bournemouth

Parkwood Road is situated in a popular residential area of Bournemouth, conveniently positioned between Pokesdown and Southbourne. The property is well placed for access to a range of local shops, cafés, restaurants and everyday amenities, while the nearby Southbourne seafront and beaches provide excellent opportunities for coastal walks and leisure. Pokesdown railway station and local bus services offer convenient transport links, with Bournemouth town centre also readily accessible.



This Floor Plan is for guidance only and is not to scale.



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.



Parkwood Road, Bournemouth

Asking Price Of £190,000

Key features:

- Chain Free
- Ground Floor
- Private Garden South Facing Garden
- Allocated Parking
- Duplex Flat
- One Large Bedroom
- Family Shower Room
- Downstairs WC
- Prime Location
- Share of Freehold
- One Of A Kind
- Ideal First-Time Buy
- Great Investment
- Great Coastal Home



Why you'll like it

****CHAIN FREE**** A truly rare opportunity to acquire this one-of-a-kind duplex apartment, offering an exceptional blend of character, space and lifestyle in one of Southbourne's most sought-after locations. Situated on the ever-popular Parkwood Road, just moments from Southbourne Grove's vibrant selection of independent cafés, restaurants, shops and excellent transport links, and within easy reach of the area's award-winning sandy beaches, this unique home is perfectly positioned for both permanent living and investment.

Set over two floors, this beautifully presented one-bedroom apartment provides a layout rarely found in the local market, creating a wonderful sense of space and separation between the living and sleeping accommodation. The property is flooded with natural light throughout and offers a welcoming living area, a well-appointed kitchen, a generous double bedroom and a stylish bathroom, all presented to a high standard.

One of the standout features of this exceptional home is the private garden, providing a peaceful outdoor space ideal for relaxing, entertaining or enjoying al fresco dining. Further benefits include an allocated parking bay, a share of the freehold and the significant advantage of being offered to the market chain free, allowing for a smooth and straightforward purchase.

Whether you are a first-time buyer searching for something truly unique, a downsizer looking for low-maintenance living with outside space, or an investor seeking a highly desirable property in a prime coastal location, this outstanding duplex apartment is sure to impress. Opportunities like this are exceptionally

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rare, and early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Agent's Notes

Share Of Freehold
Lease - 108 Years
Service Charge - £1480 Per Annum
Ground Rent - £0
Council Tax Band - A
EPC - C
Parking

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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.

