

## Property Location

Located in one of Bournemouth's most desirable coastal locations, with stunning coastline views from every room.



Total Area: 63.1 m<sup>2</sup> ... 680 ft<sup>2</sup>

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.



## Bournemouth, Dorset

Asking Price Of £180,000

**Martin & Co Bournemouth**

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Key features:

- Stunning Sea Views
- Share of Freehold
- Two Bedroom
- Private Balcony
- Allocated Parking
- Ground Rent £0
- Convenient Location
- Double Bedrooms
- Intercom System
- Mins Walk to Beach
- Mins to Town Centre



Why you'll like it

Located in the highly sought-after Elizabeth Court, this spacious two double bedroom apartment offers breath-taking sea views across the South Coast and Bournemouth's award-winning Blue Flag beaches. Positioned on the 3rd floor, the apartment benefits from a private balcony, secure underground parking, and direct access to the East Cliff zig-zag paths that lead to the golden sandy shoreline.

Upon entering the well-maintained communal entrance, residents are greeted with a clean and welcoming environment, complete with both lifts and stairs to all floors. Inside the apartment, a generous hallway provides access to all rooms and includes a useful built-in storage cupboard.

The lounge is bright and spacious, with direct access to a large private balcony that overlooks the stunning coastline. This space is perfect for relaxing or entertaining while enjoying uninterrupted sea views. The kitchen is separate from the living area and is well equipped with a range of wall and floor units, ample worktop space, and room for all standard white goods.

Both bedrooms are comfortable doubles, each offering built-in wardrobes and beautiful views toward the sea, making them ideal for restful retreats. The shower room is modern and fully tiled, featuring a large walk-in shower, a contemporary sink unit with integrated storage, a WC, and a heated towel rail.

Externally, the apartment benefits from a secure underground parking space with two parking permits available with the property. The communal gardens

are beautifully maintained and lead directly to the East Cliff zig-zags, providing easy and scenic access to Bournemouth's famous beaches.

Agent's Note's:

Tenure: Share Of Freehold  
Lease: 940 Years Remaining  
Ground Rent: Nil  
Service Charge:£3,200 Per Annum  
Council Tax: Band: D  
Holiday Lets - Not Permitted  
Pets - Not 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		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

