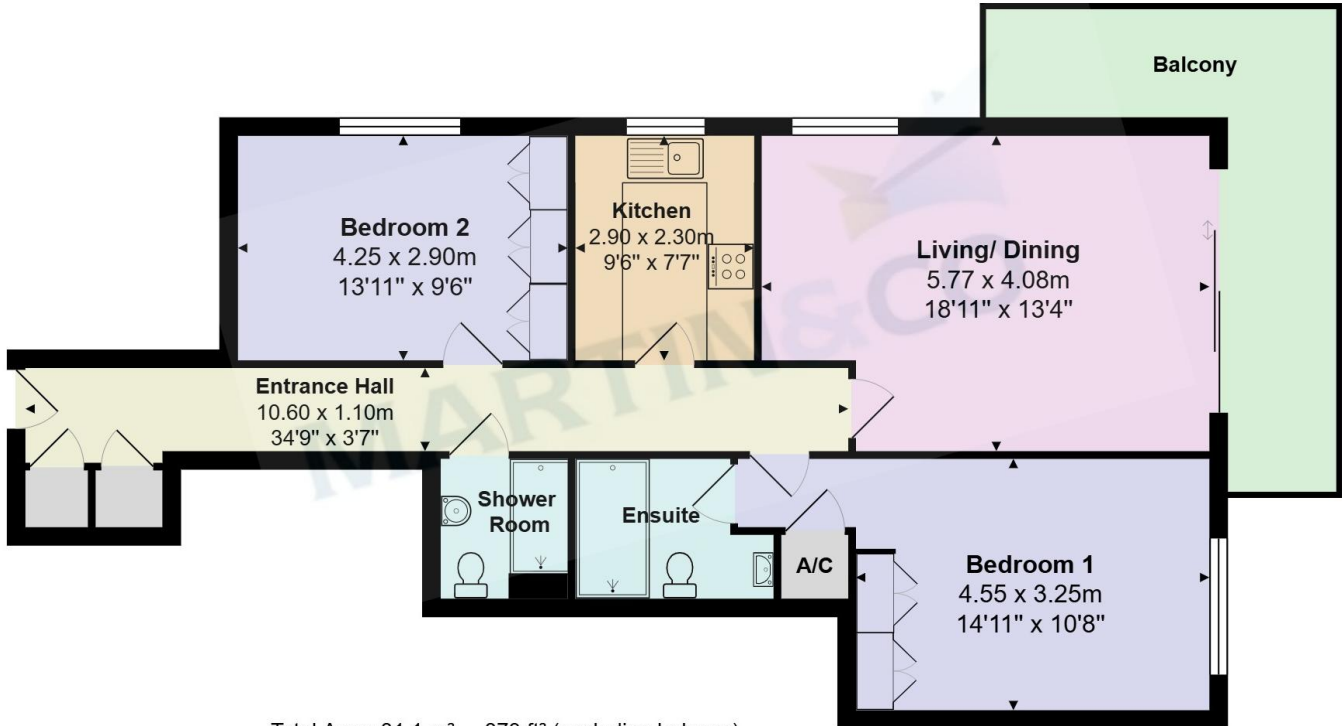


Property Location

Town Centre, Bournemouth

Situated within the prestigious Forest House development on Russell Cotes Road, just moments from Bournemouth's award-winning beaches and town centre. Bournemouth Pier is one of Bournemouth's most recognisable landmarks and a central feature of the town's famous seafront. Extending into the English Channel from Bournemouth Beach, the pier offers attractive views along the coastline and across the sea. The present pier dates largely from the late 19th century, although Bournemouth has had a pier since 1856. Over the years it has evolved from a Victorian seaside promenade into a popular leisure destination.



Total Area: 81.1 m² ... 873 ft² (excluding balcony)
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.



Russell Cotes Road, Bournemouth

Asking Price Of £325,000



MARTIN&CO

Key features:

- Share of Freehold
- Stunning Sea Views
- Located on 3rd Floor
- Two Shower Room
- Two Bedroom
- Large Living Room
- Generous Balcony
- Lift Access
- Fitted Kitchen
- Double Bedrooms
- En-suite to Master
- On Site Porter
- Allocated Parking
- Mins Walk to Beach
- Mins to Town Centre



Why you'll like it

CHAIN FREE | STUNNING SEA VIEWS A beautifully presented two-bedroom apartment situated within the prestigious Forest House development on Russell Cotes Road on 3rd floor, just moments from Bournemouth's award-winning beaches and town centre. Occupying an enviable position with stunning sea views, this spacious home offers elegant coastal living in one of Bournemouth's most sought-after locations.

The property features a bright and generous living/dining room with direct access to a large private balcony, perfect for enjoying the sea views and entertaining guests. The separate fitted kitchen provides ample storage and workspace, while both double bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite shower room. A further family shower room and useful airing cupboard enhance the practicality of the accommodation.

Forest House is a well-maintained development with lift access to all floors and secure allocated parking for one vehicle. Presented in excellent condition throughout, the apartment would make an ideal main residence, second home or investment purchase. Located within easy reach of Bournemouth Pier, the vibrant town centre, mainline railway station and an excellent selection of restaurants, bars and leisure facilities, this superb apartment combines convenience with a prime coastal setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	85 B

Early viewing is highly recommended.

Agent's Notes:

Tenure: Share of Freehold.

Remaining: 974 years.

Service Charge: £4,447.60 p.a.

Ground Rent: £0.

Parking: Yes one, Allocated.

Council Tax Band: E.

EPC: C.

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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

