

Property Location

One of Pokesdown's key advantages is its excellent connectivity. Pokesdown railway station provides regular direct services to Bournemouth, Southampton, Winchester and London Waterloo, while the A35 and nearby A338 offer convenient road access across Dorset and beyond.



Total Area: 62.9 m² ... 677 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.



Lascelles Road, Bournemouth

Guide Price £200,000

Martin & Co Bournemouth

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Key features:

- Share of Freehold
- 2 Bed Apartment
- Top Floor
- Double Bedroom
- Fully Refurbished
- Prime Location
- First Time Buyers
- Turn Key Ready
- Modern Bathroom
- Extra Shower Cubicle
- Spacious Hallway
- Modern Kitchen

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Why you'll like it

****GUIDE PRICE £200,000 TO £210,000**** Situated in the highly sought-after BH7 location, this beautifully presented two double bedroom top floor apartment offers an exceptional opportunity for first-time buyers, professionals, downsizers, or investors alike. Finished to an impeccable standard throughout, the property combines stylish modern living with a bright and welcoming atmosphere, allowing the new owner to move straight in and enjoy everything it has to offer.

The accommodation comprises a spacious and light-filled living room, a contemporary fitted kitchen, two generously sized double bedrooms, and a modern bathroom, all thoughtfully maintained and presented in stunning condition. Occupying the top floor, the apartment enjoys an abundance of natural light and a peaceful setting, creating a comfortable and inviting home.

One of the standout features of this property is the inclusion of a share of the freehold, offering added security and long-term appeal. Perfectly positioned within easy reach of Southbourne Grove, Boscombe and Bournemouth town centre, residents can enjoy an excellent selection of independent cafés, restaurants, local shops and supermarkets, along with superb transport links and the area's award-winning sandy beaches just a short distance away.

Offering the perfect blend of location, presentation and practicality, this superb apartment represents a fantastic opportunity to secure a stylish home in one of Bournemouth's most desirable postcodes.

Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

Agent's Notes:
Share Of Freehold
Lease: 935 Years Remaining
Service Charge: £1,686.92
Ground Rent: £0
Council Tax Band: B
EPC: E
Holiday Lets: No
Pets: No

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.

