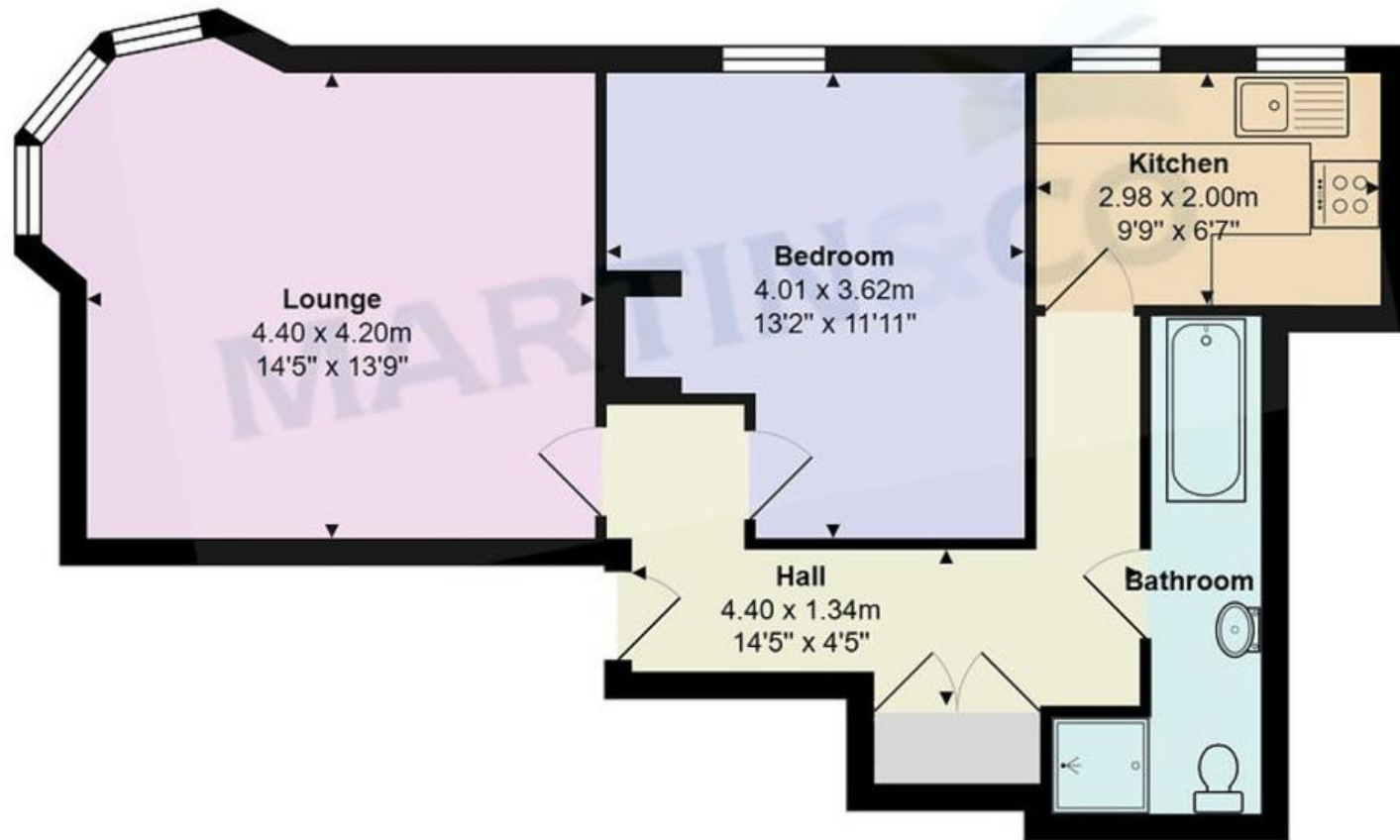


Property Location Bournemouth



Total Area: 53.6 m² ... 576 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.

St Johns Road, Bournemouth

Asking Price Of £150,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO



Ground Floor

Parking

Prime Location

Larger Than Average

Gas Central Heating

Communal Gardens

Storage

Central Location

Close To The Beach

Low Charges



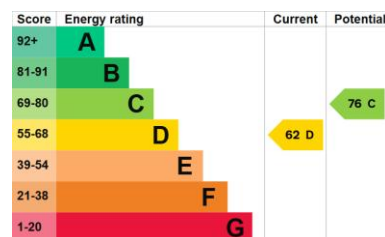
Why you'll like it

A spacious and well-presented one-bedroom ground floor apartment, ideally situated in the heart of Boscombe, BH5 1EQ. Offering larger-than-average accommodation, this property makes an excellent first-time purchase, buy-to-let investment, or convenient coastal retreat.

The flat benefits from a well-proportioned layout, with a generous living area that provides ample space for both relaxation and dining. The bedroom is comfortably sized, while the kitchen and bathroom are practical and well maintained. One of the standout features of this home is the abundance of storage, which is rarely found in ground floor apartments, making it highly functional for modern living.

Externally, the property enjoys access to well-kept communal gardens, providing a pleasant outdoor space to unwind. An allocated parking bay adds further convenience, ensuring off-road parking is always available.

The flat is ideally located within easy reach of a wide range of local amenities, including shops, cafes, and transport links, as well as being just a short distance from the seafront. With gas central heating and a desirable ground floor position, this property combines comfort, practicality, and location, making it a fantastic opportunity for buyers looking to get onto the property ladder.



Agent Notes -
Lease: 97 Years Remaining
Service Charge (PA) - £1,308
Ground Rent (PA)- £125
Council Tax Band- A
EPC- D
AST Lets permitted
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 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.

