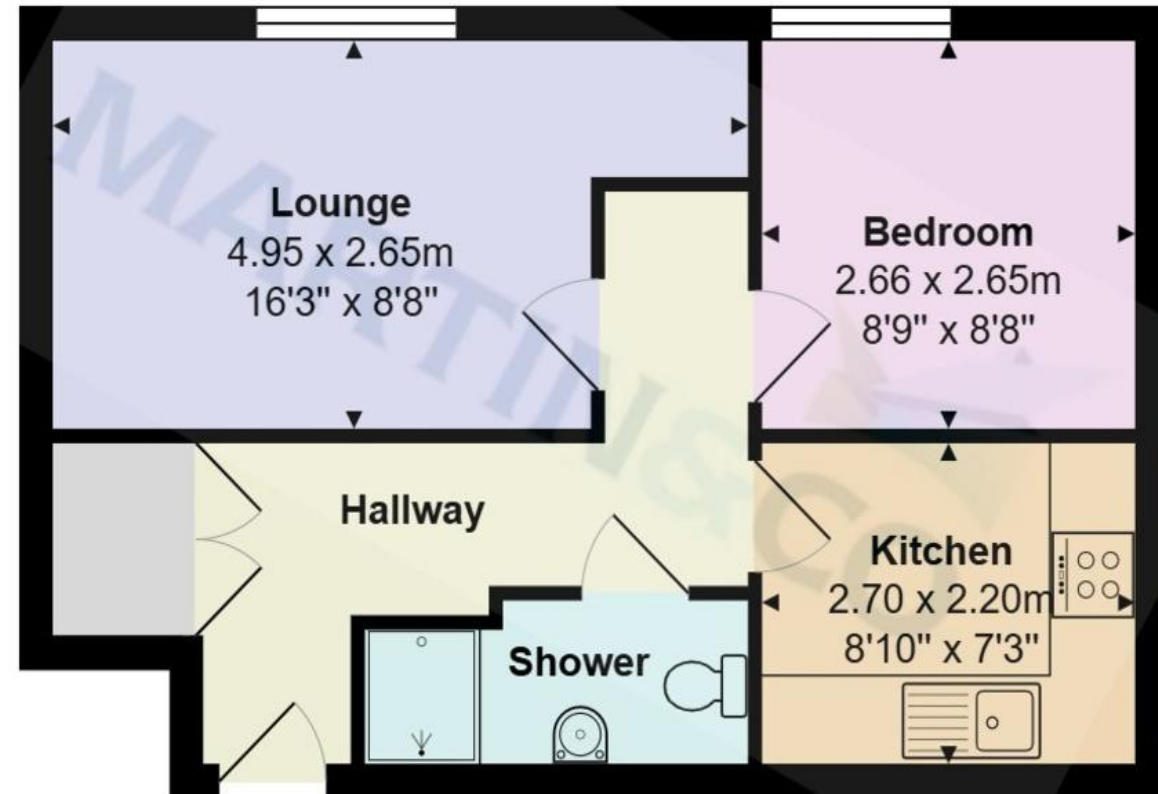


## Property Location

Boscombe Spa is a coastal suburb of Bournemouth, located just east of the town centre and running along the seafront between Boscombe and Southbourne. It is known for its Victorian heritage, cliff-top views and direct access to sandy beaches.



Total Area: 37.5 m<sup>2</sup> ... 403 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.



## Owls Road, Bournemouth

Asking Price Of £120,000

**Martin & Co Bournemouth**

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

**01202559922**

<http://www.bournemouth.martinco.com>

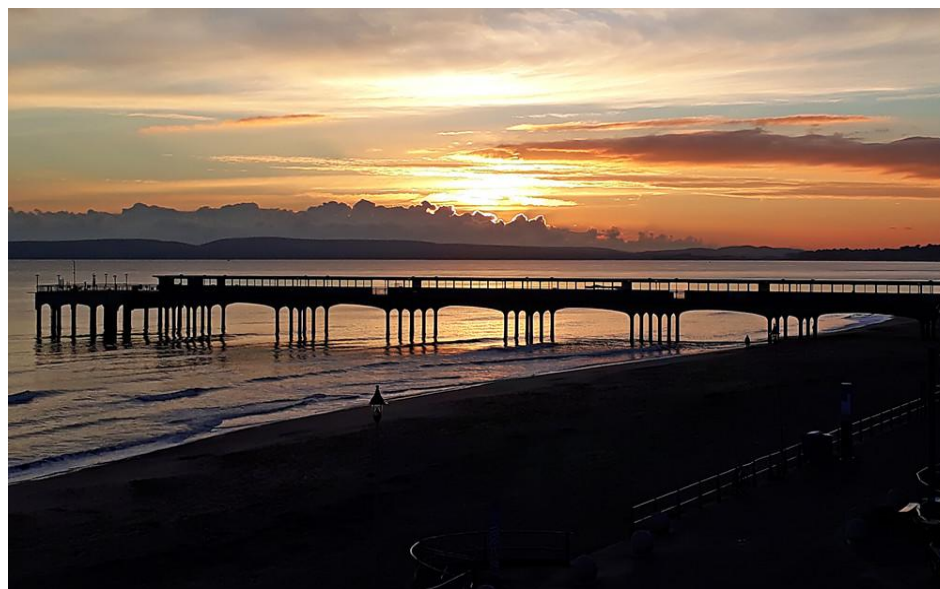




MARTIN&CO

## Key features:

- One Double Bedroom
- Second Floor Flat
- Secure Intercom
- Near Sandy Beaches
- Near All Amenities
- Communal Grounds
- Communal Bike Store
- Lift To All Floors
- Electric Heating
- Double Glazing



## Why you'll like it

A well-presented one-double-bedroom second-floor apartment situated within the popular Breeze development in the sought-after Boscombe Spa area of Bournemouth. Offering bright and spacious accommodation throughout, this attractive apartment is ideal for first-time buyers, investors or those seeking a low-maintenance coastal home.

The accommodation comprises an entrance hall with a large storage cupboard, leading to a lounge/dining room with plenty of natural light, creating an inviting living space. The modern fitted kitchen offers an excellent range of wall and base units with integrated cooking appliances and ample worktop space.

The spacious double bedroom has room for additional furniture, while the contemporary bathroom is fitted with a white suite incorporating a shower cubicle, wash hand basin and WC.

The development benefits from secure communal entrances, well-maintained communal gardens, and a communal bike store.

Conveniently positioned just a short distance from Boscombe's award-winning beaches, local shops, supermarkets, cafés and excellent transport links into Bournemouth town centre, this apartment represents an excellent opportunity to enjoy coastal living in a desirable location.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agent's Notes:  
Tenure: Leasehold  
Lease: 109 Years Remaining  
Ground Rent: £323.52  
Service Charge: £2,453.88  
Council Tax Band: B  
Holiday Lets - Not Permitted  
Pets - With Permissions Granted

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.

