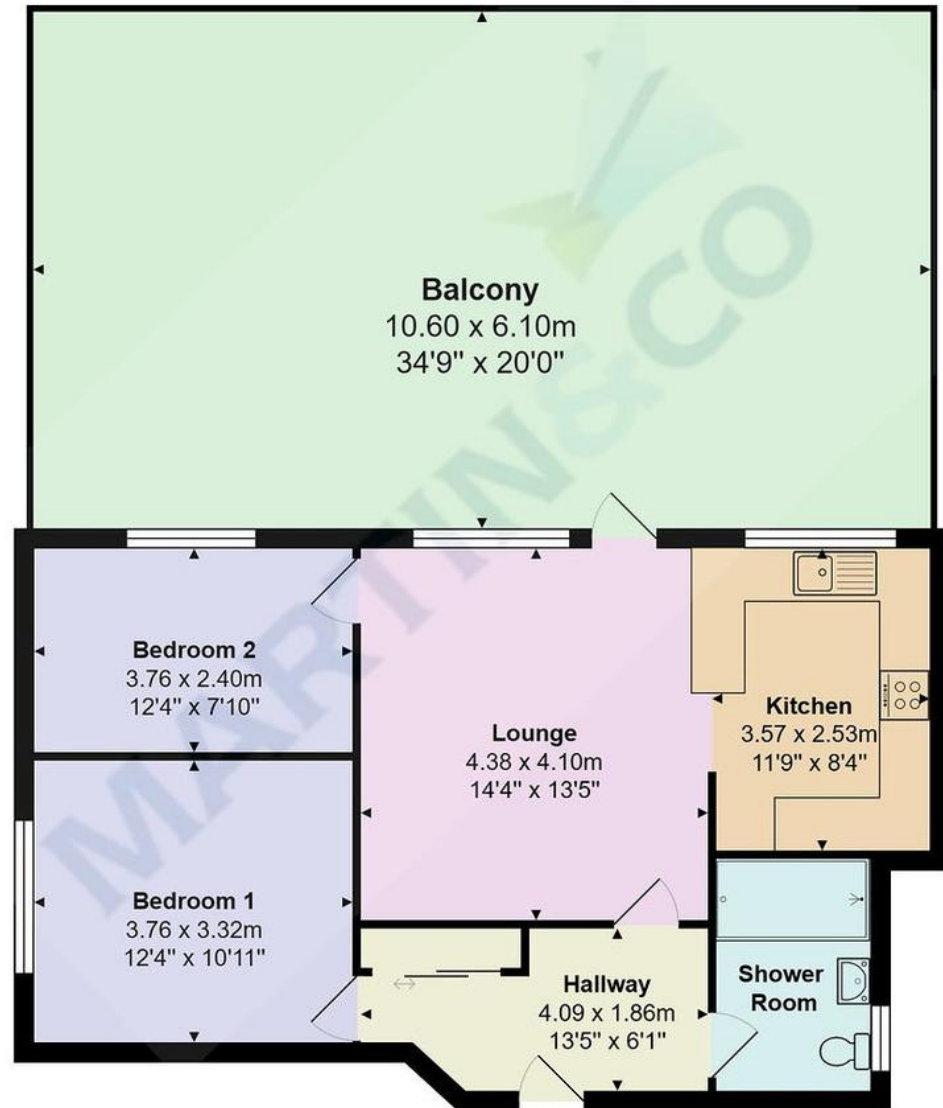


## Property Location Bournemouth



Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup> (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.

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## Maderia Road, Bournemouth

Asking Price Of £250,000



- Share of Freehold
- 978 Years Remaining
- Secure Intercom Entry System
- Fitted Kitchen & Bathroom
- On-Road Parking
- Permit Parking For £70pcm
- Balcony
- Communal Gardens
- Convenient Location
- No Chain
- Ideal First-Time Buy



### Why you'll like it

Martin & Co are pleased to present this stunning newly renovated ground floor flat offers two double bedrooms located within the Bournemouth town centre which offers walks to the award-winning beaches. The property benefits from a large outdoor patio area and share of freehold.

The apartment is located on the ground floor within the development of 'The Chantry' and is accessed via a secure phone entry system. The accommodation comprises of an entrance hallway leading to two spacious double bedrooms with views over the well maintained communal gardens. The open plan kitchen/lounge is a fantastic entertaining space, with plenty of storage for white goods and breakfast bar.

Bathroom has been recently renovated to include a large walk in shower and vanity unit. Spacious balcony offers plenty of space which offers a lovely sunny aspect. Additionally, there is an opportunity to purchase a lease of the parking to have parking on site. This property is being sold with **NO FORWARD CHAIN** and would make an ideal investment opportunity, or First-time Buyer purchase.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Agent's Note's:**  
 Tenure: Share of Freehold  
 Lease: 978 Years Remaining  
 Service charge: £1600 per annum  
 Ground Rent: Nil  
 Holiday Lets: Not Permitted  
 Pets: Permitted  
 Parking: £70 Per month Permit  
 All mains are connected.

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.

