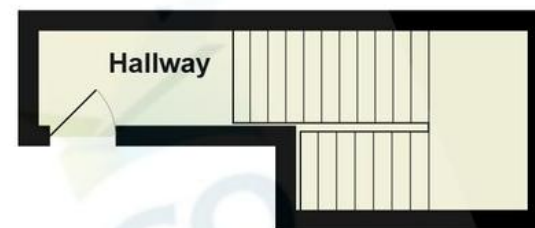
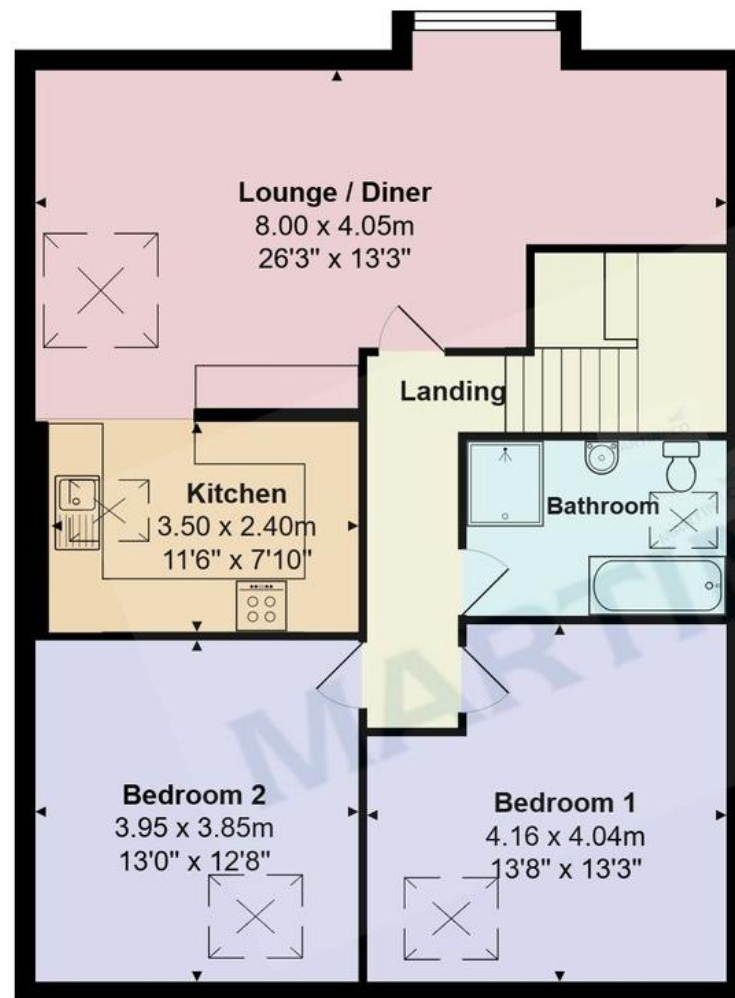


Property Location Southbourne, Bournemouth

Harvey Road is a popular residential road in the Southbourne/Pokesdown area of Bournemouth, well positioned between Southbourne Grove and Christchurch Road, with the coast and beach also within easy reach. One of the main attractions is the proximity to Southbourne Grove, which provides a good selection of independent shops, cafés, restaurants, bars and everyday amenities. It is within 5 minutes' walk to from Southbourne Grove, Pokesdown Train Station and Kings Park. The **award-winning Southbourne seafront and beaches** are also within convenient walking distance, making the area attractive to both owner-occupiers and investors looking for a coastal location.



Total Area: 94.3 m² ... 1015 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.

Harvey Road, Bournemouth

Asking Price Of £135,000

Martin & Co Bournemouth

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MARTIN&CO

Key features:

- Chain Free
- Southbourne Location
- Two Bed Apartment
- Double Bedrooms
- First Floor 1,015 sq ft
- Open Plan Kitchen
- Spacious Lounge
- Dining Area
- Gas Central Heating
- Off-Road Parking
- Communal Garden
- Close to Beach
- Close to Train Station
- Close to Kings Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A well-presented and generously proportioned two double bedroom first-floor flat, offering spacious and versatile accommodation in popular Southbourne Bournemouth location.

The property centres around a bright and spacious open-plan kitchen and living area, creating an excellent social space for both everyday living and entertaining. The open-plan design provides a modern and practical layout, with the kitchen seamlessly connecting to the main lounge/diner.

Both bedrooms are genuine double bedrooms, offering plenty of flexibility for couples, sharers, guests or those looking for additional space to work from home. The accommodation is completed by a well-proportioned bathroom and useful hallway/landing space. Further benefits include gas central heating, off-road parking and access to a communal garden, providing valuable outside space for residents to enjoy.

The property is offered on a leasehold basis with approximately 70 years remaining on the lease.

An excellent opportunity for first-time buyers, investors or those looking for a spacious two-bedroom apartment in the BH5 area. Early viewing is highly recommended to appreciate the generous proportions and versatile layout on offer.

Agent's Notes:

Cash Buyers Only - Chain Free

Tenure: Leasehold
Lease: 70 Years Remaining
Annual Service Charge: £2,427.64
Annual Ground Rent: £100
Council Tax Band: C
EPC: D
Holiday Lets: Not Permitted
Pets: Not Permitted
Potential Rent Income: £1,000 pcm

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

