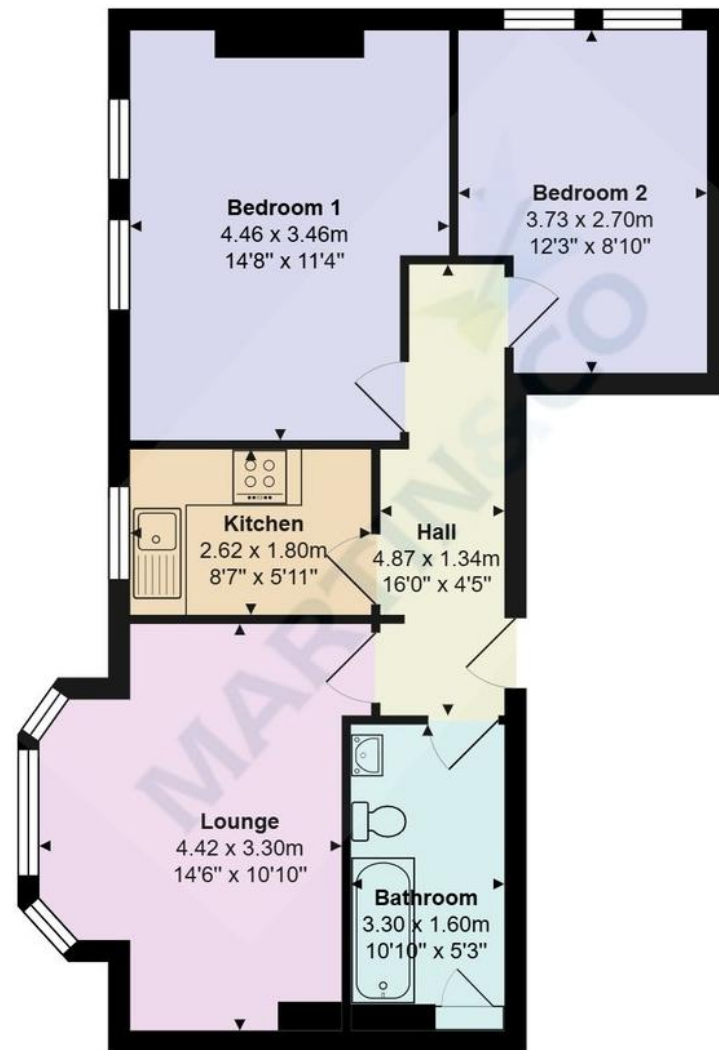


Property Location Boscombe, Bournemouth

Westby Road is located in Bournemouth in the Boscombe West ward. It is a mixed residential and commercial road, running close to Sea Road and the seafront, making it a popular location for both permanent residents and property investors. Westby Road benefits from its proximity to Boscombe town centre, with its range of independent shops, cafés, restaurants and leisure facilities. The seafront and Boscombe Beach are also nearby, offering access to the promenade, pier and coastal activities.



Total Area: 54.8 m² ... 590 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.

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Westby Road, Bournemouth

Offers Over £160,000



Key features:

- Chain Free
- Share of Freehold
- Move-In Ready
- Two Bedroom Flat
- First Floor
- Redecorated
- Double Bedroom
- Allocated Parking
- Ideal First Time Buy
- Excellent Investment
- Pets Permitted on

Request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Ideally situated within a popular residential location, this first floor two-bedroom apartment offers an excellent opportunity for first-time buyers, investors or those looking for a well-positioned home close to the amenities of Southbourne Grove.

The property has been redecorated throughout, creating a fresh and inviting feel and providing a move-in-ready home for the successful purchaser. The two-bedroom layout offers comfortable and flexible accommodation, while the inclusion of allocated parking provides a valuable and convenient benefit.

The apartment's first floor position offers a desirable balance of accessibility and privacy, while its location places a wide range of local amenities within easy reach. Southbourne Grove is close by, offering an excellent selection of shops, independent cafés, restaurants and everyday conveniences.

Offered to the market chain free, the property provides a straightforward purchase opportunity and is particularly well suited to those looking to move without the complications of an onward chain.

Combining two-bedroom accommodation, allocated parking, a freshly redecorated interior and a convenient location, this property represents an excellent first-time purchase or investment opportunity and is worthy of an early viewing.

Agent's Notes:

Tenure: Share of Freehold
Lease: 975 Years Remaining
Annual Service Charge: £1,688.20
Annual Ground Rent: £NIL
Council Tax Band: B | EPC: C
Holiday Lets: Not Permitted
Pets: On Request

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.

