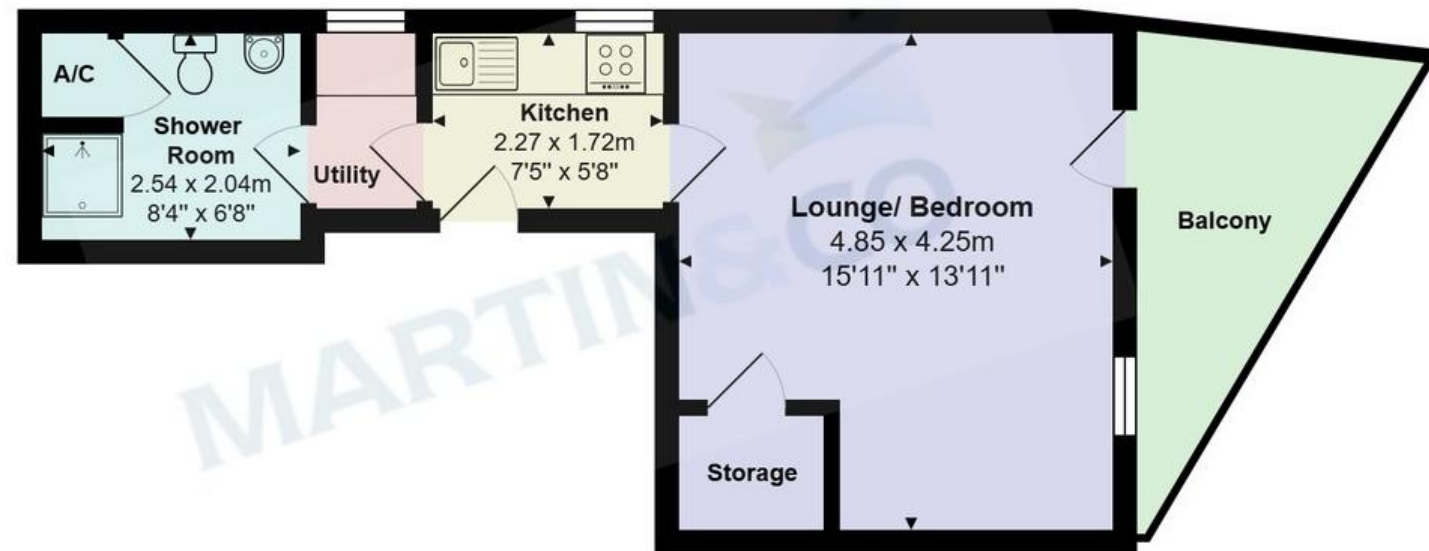


Property Location Town Centre, Bournemouth

Lorne Park Road is a well-established road in the East Cliff/Lansdowne area of Bournemouth, offering a mix of period apartment buildings, converted Victorian properties, and modern apartment developments. Its central location makes it particularly popular with professionals, first-time buyers and investors seeking convenient access to Bournemouth's amenities. Situated just east of Bournemouth Town Centre, Lorne Park Road links directly with Old Christchurch Road, Trinity Road, Stafford Road, and Cumnor Road, placing residents within walking distance of the town centre and seafront. The area offers an excellent balance between coastal living and urban convenience.



Total Area: 32.0 m² ... 345 ft² (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.



Lorne Park Road, Bournemouth

Offers Over £93,000

Martin & Co Bournemouth

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01202559922

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



KEY FEATURES

No Forward Chain
Studio Apartment
Very Well Presented
Balcony - South Facing
Town Centre Location
Spacious Throughout
On First Floor
Modern Shower Room
Fitted Kitchen
Laminate Wood Floor
Close to Beach
Near Transport Links
149 Year Lease



Why you'll like it

Situated in the heart of Bournemouth Town Centre, this well-presented first floor studio apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located coastal home.

The property is accessed via a communal entrance with stairs leading to the first floor. Upon entering the apartment, a hallway provides access to the main accommodation. The studio room is bright and spacious, offering ample room for both living and sleeping areas. Large windows allow plenty of natural light to fill the space, creating a welcoming and airy environment. From the main room there is access to a private balcony, providing a pleasant outdoor space to sit and enjoy views over the surrounding town centre.

The apartment also benefits from a separate fitted kitchen, featuring a range of wall and base units with work surfaces and space for appliances. The layout makes the kitchen practical while keeping the living space open and versatile. The shower room is fitted with a shower, wash hand basin and WC, finished with neutral tiling and modern fittings. The property is offered with a long 149-year lease, making it an attractive option for both owner occupiers and investors alike.

Ideally positioned just moments from Bournemouth's shops, restaurants, cafes and transport links, the property is also within easy reach of the award-winning sandy beaches and seafront, offering the perfect balance of town centre convenience and coastal living.

Agent's Notes:

Tenure: Leasehold
Remaining: 149 Years
Annual Ground Rent: NIL
Annual Service Charge: £1,304.32
Reserve Fund: £555.50
Management Company: Glide
Council Tax: A
EPC: E
Holiday Lets: Not Permitted
Pets: Not Permitted in Lease.
Estimated Rental Return: £600 pcm

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

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.



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

