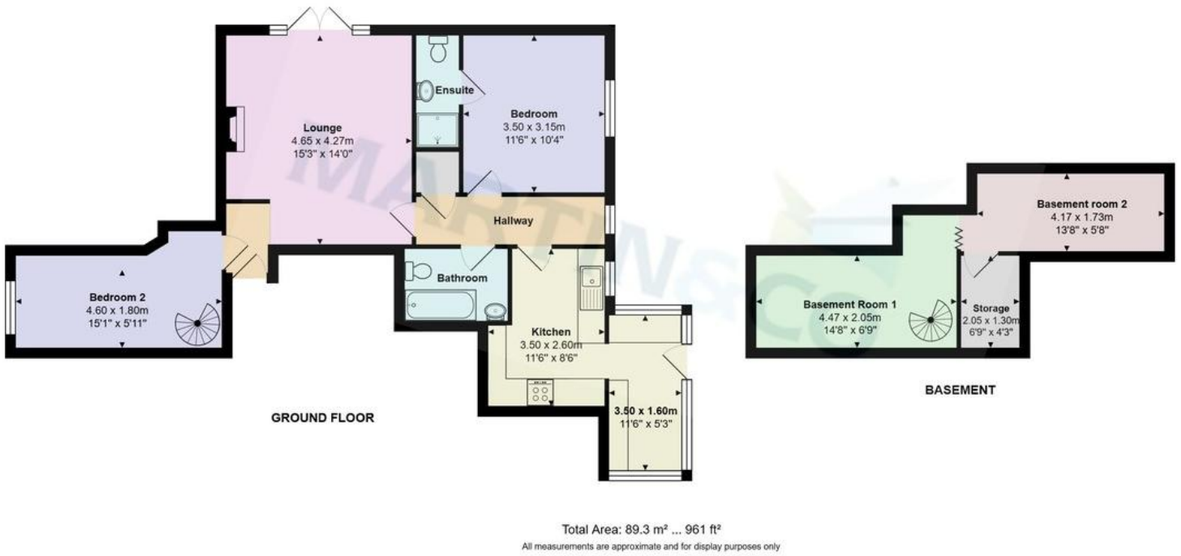
# Property Location
# Boscombe Spa, Bournemouth

Boscombe Spa is one of Bournemouth's established coastal residential and leisure areas, situated immediately east of Bournemouth town centre. The area combines a traditional Victorian seaside character with a lively modern coastal atmosphere and is particularly attractive because of its proximity to the beach, pier and local amenities. Historically, Boscombe developed from a small settlement into a fashionable seaside resort during the Victorian period. The name Boscombe Spa relates to the area's original aspirations as a spa resort, following the discovery of a mineral spring near the foot of Boscombe Chine. Michelgrove Road sits within the wider Boscombe Spa/Boscombe West area, an established coastal neighbourhood with a mixture of period properties, purpose-built apartments and more recent residential development.



**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, seller(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.

# Michelgrove Road, Bournemouth

## Offers In Excess Of £250,000

**Martin & Co Bournemouth**
192 Seabourne Road ● Bournemouth ● BH5 2JB
T: 01202559922 ● E: bournemouth@martinco.com

**01202559922**
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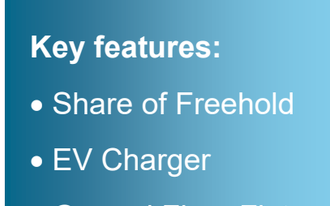
**Key features:**

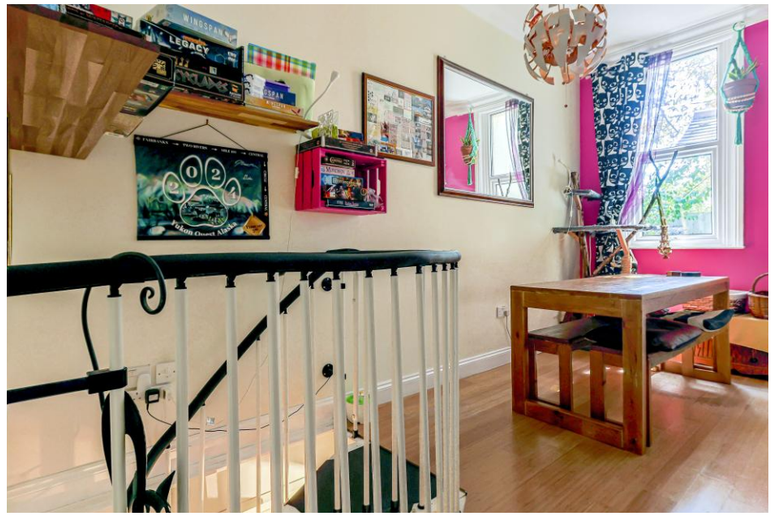
- Share of Freehold
- EV Charger
- Ground Floor Flat
- Two Bedrooms
- Two Bathrooms
- Master Ensuite
- Large Basement
- Private Garden
- Private Entrance
- Pets Allowed
- Allocated Parking
- Visitor Parking
- New Kitchen
- Gas Central Heating

SHARE OF FREEHOLD | PRIVATE GARDEN | LARGE BASEMENT
Occupying an attractive position within Barton Manor on Michelgrove Road, this beautifully presented ground floor apartment offers a rare combination of period character, generous accommodation and private outdoor space. With its own private entrance, share of the freehold and an impressive large basement, the property provides a level of space and versatility that is particularly appealing for those seeking something beyond the usual apartment.

The property stands apart with its characterful atmosphere and elegant proportions, creating a sense of individuality and charm. The spacious accommodation is arranged across the ground floor and provides two double bedrooms, offering excellent flexibility for couples, first-time buyers, downsizers or those looking for a comfortable coastal base. At the heart of the home is the newly fitted kitchen, combining a fresh contemporary finish with the character and proportions associated with this attractive period property. The generous living accommodation provides an inviting environment for relaxing while the private entrance further enhances the feeling of having your own individual home rather than a conventional apartment.

One of the property's most compelling features is the impressive large basement. Offering an abundance of additional space, it provides exceptional potential for storage and practical use, making it ideal for accommodating everything from bikes and outdoor equipment to seasonal belongings and household items. This additional space is a genuine advantage and adds considerably to the versatility of the property. Outside, the apartment enjoys its own private garden, offering a wonderful extension of the living space and is particularly rare to find alongside such generous internal and basement accommodation. The property also benefits from allocated parking, together with visitor parking, providing convenient off-road parking for both residents and guests. The combination of a private entrance, private garden, substantial basement and allocated parking gives this home a distinctive sense of independence and practicality, while the share of freehold provides an important additional benefit for prospective purchasers.




Agent's Notes:
Tenure: Share of Freehold
Lease: 976 Years Remaining
Annual Service Charge: £1032.92
Annual Ground Rent: £NIL
Council Tax Band: C | EPC: D
Parking: Allocated
Holiday Lets: Not Permitted
Pets: Permission Needed

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.