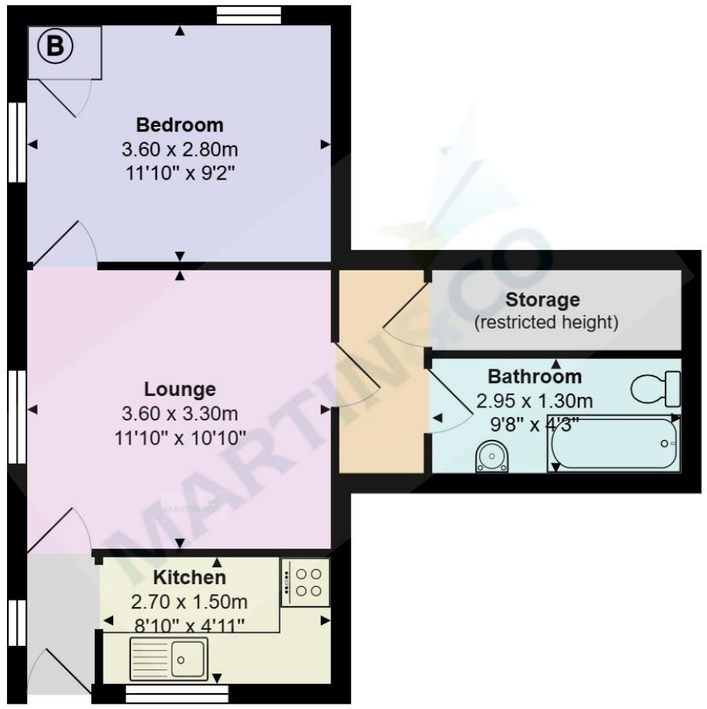
Property Location
Boscombe, Bournemouth

Hawkwood Road is situated in the popular coastal suburb of Boscombe, Bournemouth, offering a convenient location within easy reach of local amenities, shopping facilities and the area's award-winning sandy beaches. The road is ideally positioned for access to Boscombe High Street, which offers a variety of independent shops, cafés, restaurants and everyday conveniences.

Boscombe's beautiful seafront and pier are also within easy reach, providing opportunities for coastal walks, cycling and outdoor leisure activities. The location also benefits from convenient public transport connections, with regular bus services serving the surrounding area and Pokesdown railway station providing connections towards Bournemouth, Southampton and London.

Hawkwood Road is also at the centre of an ongoing regeneration programme, with plans for new landscaped public spaces, community facilities and residential development, further enhancing the area's long-term appeal



Total Area: 38.1 m² ... 410 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, 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.

Hawkwood Road, Bournemouth

Asking Price Of £120,000

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

01202559922
http://www.bournemouth.martinco.com

Key features:

- No Forward Chain
- Long Lease
- One Bed Apartment
- Ground Floor
- Separate Entrance
- Double Bedroom
- Separate Kitchen
- Extra Storage
- Close to 5* Beaches
- Gas Central Heating
- Near High Street
- Near Train Station
- Communal Garden
- Allocated Parking



Why you'll like it

A spacious ground-floor apartment forms part of a well-maintained block with access at the rear offering a sense of privacy and exclusivity. The property benefits from a practical layout throughout.

The accommodation comprises a lounge/diner creating a comfortable living space. The separate kitchen is well-appointed with a range of fitted units and work surfaces. The double bedroom is generously sized, offering plenty of space for furnishings, while the bathroom features a modern suite.

Further benefits include gas central heating, double glazing, and useful storage options and communal grounds.

Externally, the property benefits from allocated parking, a highly desirable feature in this popular coastal area.

Combining generous accommodation, practical features and convenient ground-floor living, this apartment presents an appealing opportunity for a variety of purchasers.



Agent's Notes
Tenure: Leasehold
Lease: 887 Years Remaining
Annual Ground Rent: £50
Annual Maintenance: £1,464
Chain: No Forward Chain
Floor: Ground floor flat
Floors In Building: 3
Heating: Gas Central
(6-year-old boiler)
Parking: Allocated Parking
Tax Band: A | EPC Rating: C

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.















