

Property Location Bournemouth



Total Area: 119.4 m² ... 1285 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.

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Browning Avenue, Bournemouth

Asking Price Of £395,000



- Leasehold
- 110 Years Remaining
- Garage
- X1 Allocated Parking
- Convenient Location
- Three Bedrooms
- First Floor Flat
- Modern Kitchen/Breakfast Room
- Large South/West Facing Lounge
- Communal Gardens
- Ideal Family Home
- No Chain



Why you'll like it

Martin & Co have the pleasure in offering, For Sale, this large and spacious first floor flat in Boscombe Spa. This former Gentleman's Residence was converted in the early 1970's and was recently refurbished with modern fixtures and fittings throughout. Located on Browning Avenue in Boscombe Spa the property is just a short walk from beautiful Award Winning Beaches and seaside amenities including the Pier, Restaurants and Cafes.

Externally this property has recently had major roof works undertaken so should not be required again for some time. It boasts a garage and parking in front of the garage as well as communal garden that are very well kept. Internally the property is accessed via communal entrance on the ground floor and via a large and spacious staircase you enter the flat on the first floor directly into the large hallway that spans from one end of the flat to the other with access to all rooms from it. The kitchen/Diner/breakfast room is located at one end of the property and is large in size with modern fixtures and fittings throughout. It offers dual aspect windows for ample light ingress.

Two large doubles and a smaller standard size double make up the three bedrooms with two of them front facing, and the large master being on the south facing side of the building with large feature bay window. The lounge is also a large room and is south / West facing with dual aspect windows for a bright, airy feel and ample space for large furniture. There is a separate WC off the hallway as well as a modern fitted bathroom with bathroom suite including bath, sink, toilet and storage cupboard too.

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		

Agent's Note's:
 Tenure: Leasehold
 Lease: 110 Years Remaining
 Service charge: £2670 Per Annum
 Ground Rent: £225
 Holiday Lets: Tbc
 Pets: Permitted
 Parking: Garage and Allocated X1
 All mains are connected.

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.

