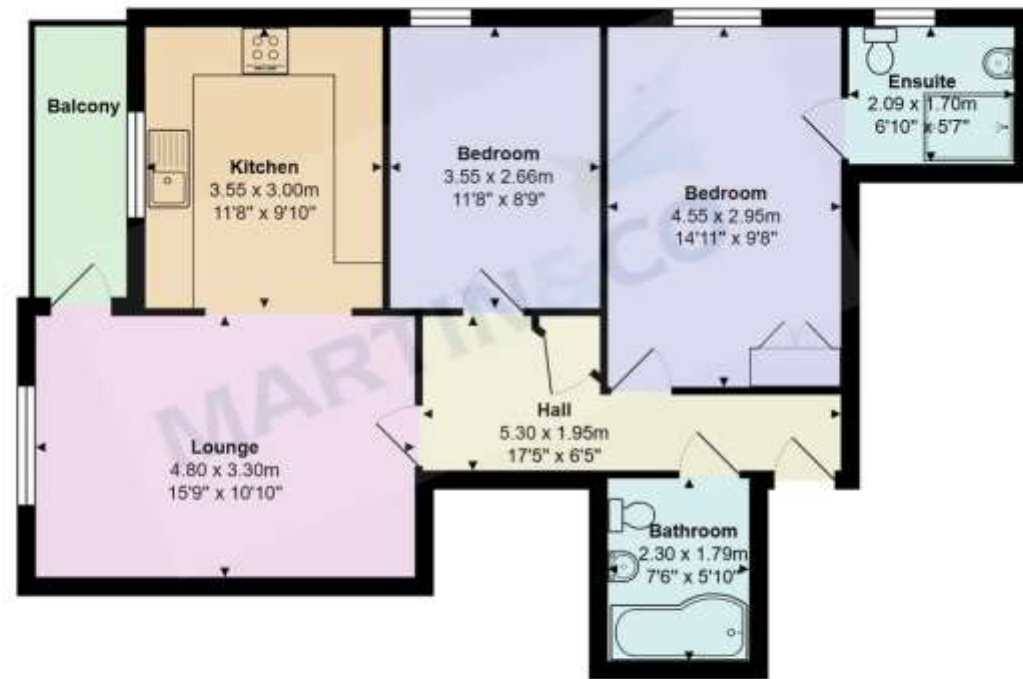


Property Location



Total Area: 66.6 m² ... 717 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.

Christchurch Road, Bournemouth

Asking Price Of £225,000

Martin & Co Bournemouth

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

01202559922

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



Allocated Parking

Gas Central Heating

Double Glazed Windows

Convenient Location

No Chain

Spacious Double Bedroom

Ideal Buy-to-Let Investment



Why you'll like it

A fantastic opportunity to acquire this beautifully presented two double bedroom, second-floor apartment, ideally situated within easy reach of Bournemouth's award-winning beaches and vibrant town centre.

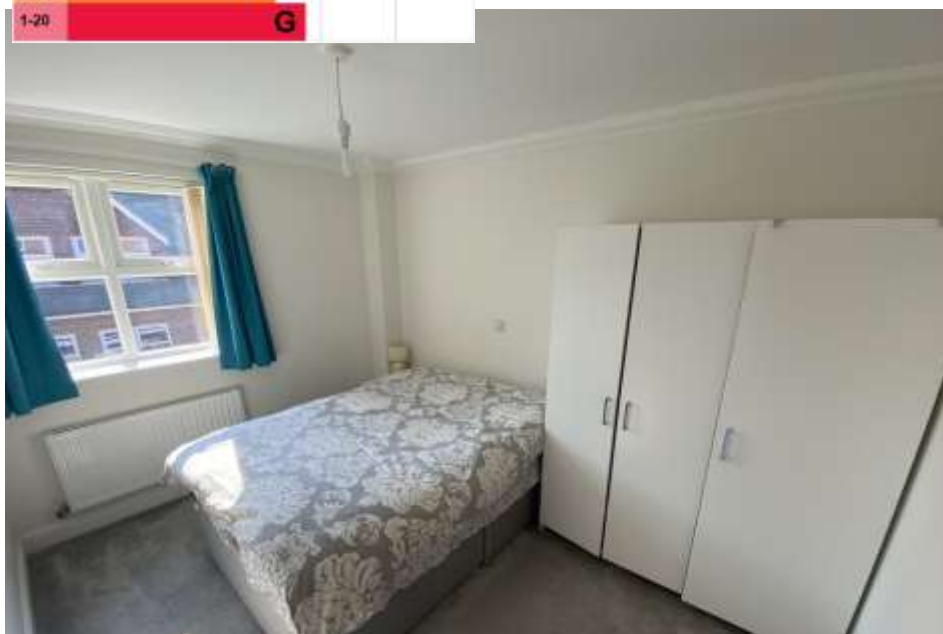
Set within Hartford Court, a sought-after block set back from the road, the property enjoys a generous plot with well-maintained communal grounds, communal bike storage and allocated parking..

Inside, the welcoming entrance hall provides access to all principal rooms. The spacious lounge/diner is perfect for relaxing or entertaining and benefits from direct access to a private balcony. The adjacent modern fitted kitchen is generously proportioned and thoughtfully designed for both style and functionality.

The apartment boasts two double bedrooms, with the master enjoying a contemporary en-suite shower room, while the second bedroom is served by the stylish family bathroom.

This superb property combines comfort, convenience, and style, making it an ideal home or investment in the desirable Bournemouth location.

Currently tenanted at £1350 PCM



Agent's Notes:
 Tenure: Leasehold
 Lease: 198 Years Remaining
 Ground Rent: Peppercorn
 Service Charge: £2,587.11 Per Annum
 Council Tax: Band: C
 Holiday Lets - TBC
 Pets - TBC

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.

