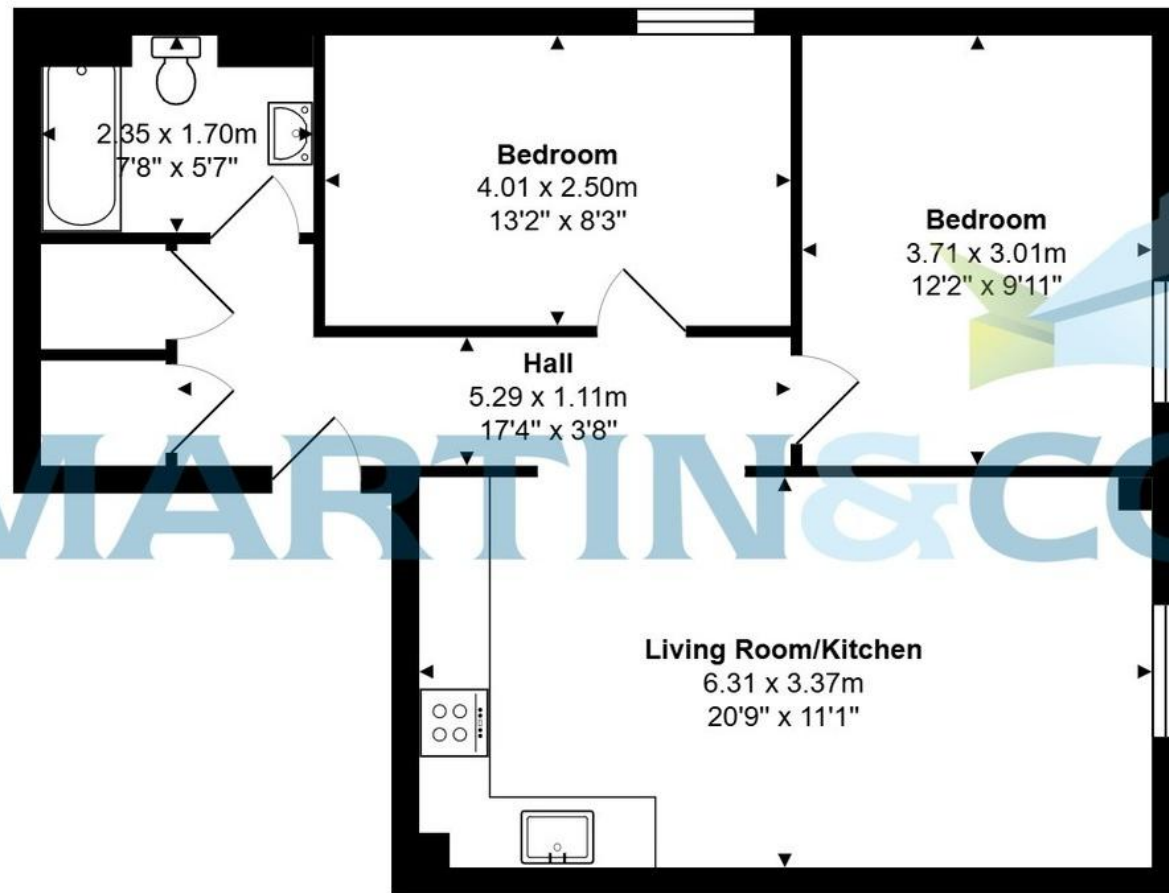




Property Location Boscombe



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.

St Johns Road, Bournemouth

Asking Price Of £225,000

Martin & Co Bournemouth

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Ground Floor Apartment

2 Double Bedrooms

Family Bathroom

Share Of The Freehold

Long Lease

No Ground Rent

Stylish Interior

Off Street Allocated Parking

Communal Garden

Ideal First Time Buy

Prime Location

Close To Local Amenities



Why you'll like it

Martin and Co are pleased to welcome to the market this stunning purpose-built ground floor 2 double bedroom apartment kept to a very high standard. Positioned just a short walk into Boscombe Town Centre and the award-winning beaches of Bournemouth, the property offers a Share of the Freehold, a long lease of 975 years, pets permitted with permission, bike store, a communal garden, and an allocated parking.

Boscombe is a popular suburb of Bournemouth which is located to the southeast neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

If you fancy the ideal ground floor property, then this flat could be the one for you. As we enter the building the communal areas are very clean and tidy and maintenance to the building is done throughout the year as and when it is required.

As we enter the property and step into the entrance hallway there are two large store cupboards to the left that sit alongside the bathroom. One cupboard houses the emersion tank for the hot water and the other provides ample storage space and plumbing for a washing machine. There is also an entry phone system providing access to the building.

The bathroom is well maintained and boasts a full-size bathtub, Shower screen, W/C, hand wash basin and shower attachment over the bath. As we make our way down the hallway, we find ourselves in the open plan lounge, kitchen, dining area. This space has a warm feel to it that makes you just want to kick off your shoes, watch Netflix and chill. It's also a great space to entertain from whilst your friends relax, and you are cooking in the kitchen. The kitchen is fully fitted with the essential mod cons including a dishwasher, fridge/ freezer, oven, and hob. There is plenty of worktop space, cupboard space and a tiled floor making cleaning super easy.

The two bedrooms are almost equal doubles in size. Great for sharers, should you want to rent out the second bedroom. Otherwise, the second bedroom is ideal for children and teenagers of all ages with the master bedroom positioned alongside it. The master bedroom offers everything the second does but with added space and has been decorated to a very good standard.

The property is conveniently located close to shops, bars, restaurants, and many other local amenities. Transport links are a very short walk away allowing you to travel around town with ease. The property provides off street parking for one car, there is a communal garden for residents, and a bike store.

Agent Notes

Tenure - Share of Freehold
Lease length - 974 years remaining
Service Charge - £520.00 every 6 months
Reserve Fund - £150.00
Ground Rent - Peppercorn
Pets permitted - With Permission
Holiday lets - Not Permitted
EPC - C
Council Tax Band - C



Score	Energy rating	Current	Potential
92+	A		81 B
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

