

**FOR SALE**



**Braidley Road, Bournemouth**  
**Asking Price Of £199,000**

  
**MARTIN & CO**



## Braidley Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £199,000

- 2 DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- FAMILY BATHROOM
- MODERN DEVELOPMENT
- COMMUNAL GROUNDS

Ideally positioned in a quiet residential location in Meyrick Park sits this purpose built development constructed in the late 90's. A modern block, comprising of both apartments and houses surrounded by well-maintained communal gardens, and the added benefit of a 190 year long lease that has recently been extended.

The main communal entrance to the development is located at the rear of the building and once inside access all floors is provided via the staircase or the lift.

As we enter the property, we find ourselves in the entrance hallway which leads us to all principle rooms in the property. We are greeted with two double bedrooms almost of equal size with the master bedroom providing views over the communal grounds at the front. The lounge is a nice retreat after a long day at work and overlooks the garden space to the front of the development, and benefits from a feature stone electric fireplace, for the cozy nights in.

The kitchen is a great size and benefits from a fitted fridge/freezer, over, hob and space for the washing machine. There is plenty of worktop and cupboard space, a white sink with drainer and easy to maintain



vinyl floor.

The family bathroom has a full size bath tub with tiled surround, ideal for maintenance, shower attachment to the bath, white hand wash basin, white W/C, and storage cupboard.

Parking can be found in your very own garage located at the rear near to the entrance and provides a handy space for parking or storage.

Meyrick Park can be found a short walk away and offers woodland walks stretching a few acres. Bournemouth town Centre is within walking distance, where there are several amenities and attractions to enjoy, including bars, restaurants, retail shops, The award winning beaches of Bournemouth, Bournemouth Pier and its gardens offer a great day out. Buses are easily accessed and take you to a number of destinations across town.

The property would make an ideal first time buyer property or investment property.

Tenure – Leasehold  
Lease Length – 190 Years Remaining  
Service Charge – £1343.10 every 6 months approx.  
Ground Rent - £ 0 per annum  
Pets – Not allowed  
Holiday Lets - Not Permitted  
All mains utilities 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 co-operation 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 be pleased to 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.

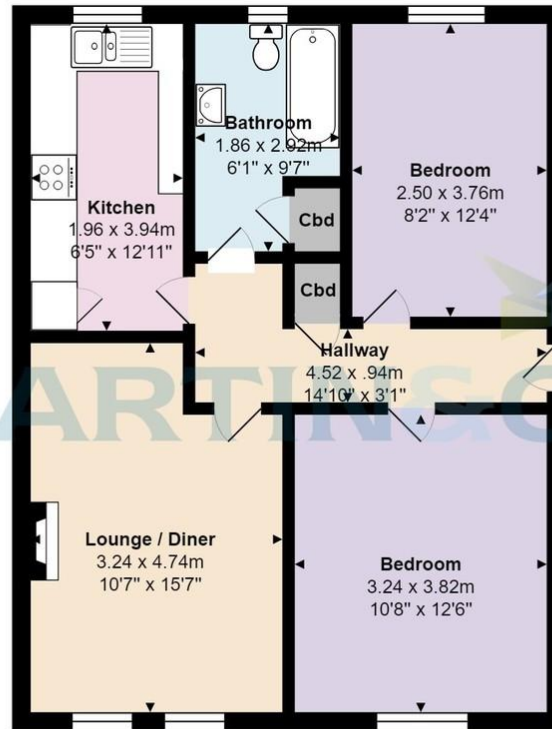
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 58.7 m<sup>2</sup> ... 631 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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**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.

