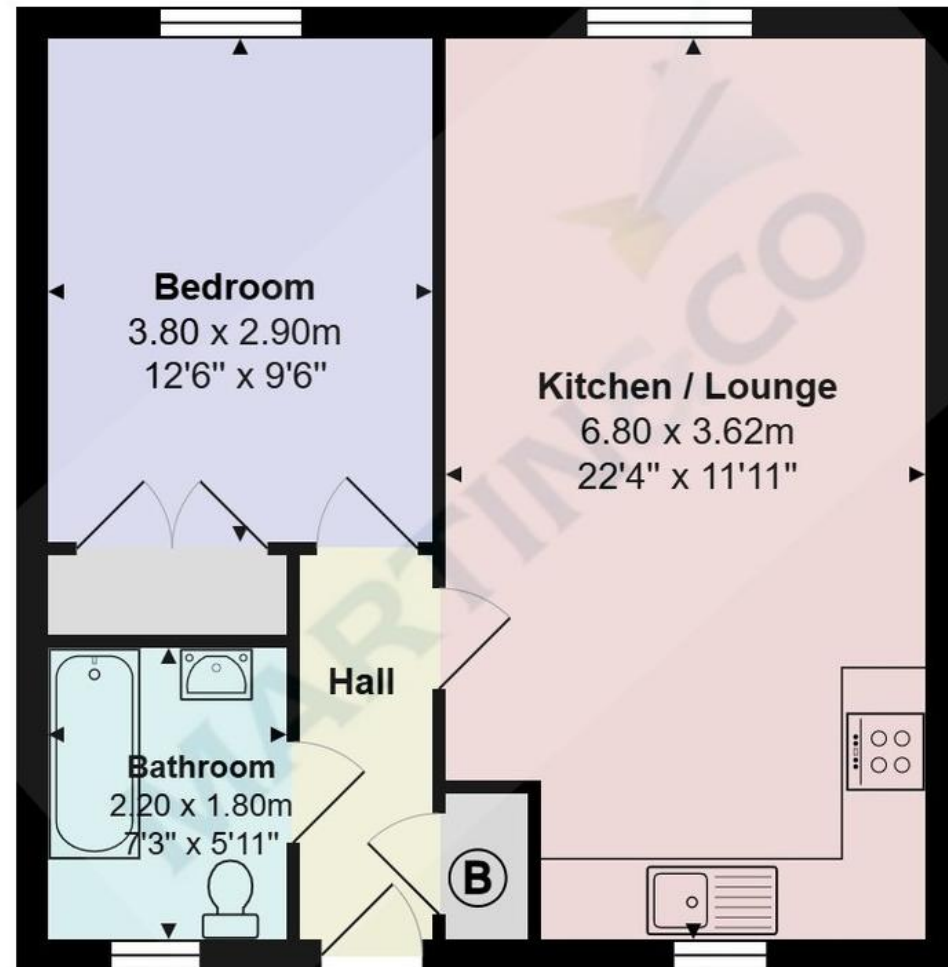


## Property Location

The heart of Boscombe is a vibrant coastal district of Bournemouth, offering a superb blend of seaside living, independent shops, cafés and excellent local amenities. Just east of Bournemouth town centre, it boasts award-winning sandy beaches, a lively high street and excellent transport links. Ongoing regeneration has made Boscombe an increasingly popular choice for first-time buyers, families and investors seeking a convenient coastal lifestyle.



Total Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>

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.



## Palmerston Road, Bournemouth

Guide Price £110,000

**Martin & Co Bournemouth**

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

**01202559922**

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





### Key features:

- Chain Free
- One Bedroom Flat
- Private Patio Area
- Double Bedroom
- Stunning Condition
- Ideal 1st Time Buyers
- Gas Central Heating
- Large Living Room
- Storage Cupboard
- Low Charges
- Great Location



### Why you'll like it

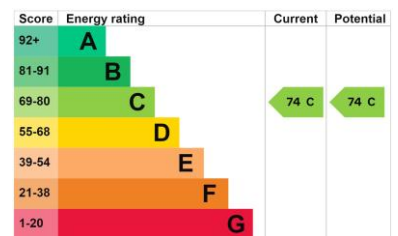
**\*\*GUIDE PRICE £110,000 to £125,000\*\* CHAIN FREE**

A beautifully presented apartment situated in a highly convenient Bournemouth location, offered to the market chain free and in excellent condition throughout. This bright and spacious property would make an ideal first time purchase, buy to let investment or low maintenance coastal home.

The apartment benefits from lift access and features a well-proportioned living space with a modern feel, along with a large storage cupboard providing valuable additional space rarely found in similar properties. One of the standout features is the outside space, offering a pleasant area to relax and enjoy some fresh air.

The property is well maintained and ready to move straight into, with low ongoing charges making it an attractive and affordable option for both owner occupiers and investors alike. Further benefits include Council Tax Band A and a highly convenient position close to Bournemouth town centre, transport links, beaches, shops and local amenities.

An internal viewing is highly recommended to appreciate the condition, space and overall value this superb apartment has to offer.



Agent's Note's:  
 Tenure: Leasehold  
 Lease: 110 Years Remaining  
 Service Charge: £1,140 p.a.  
 Ground Rent: £100 p.a.  
 Pets: Ask Agent  
 Holiday Lets: Ask Agent

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.

