

FOR SALE



Vale Road, Bournemouth
Asking Price Of £290,000


MARTIN & CO



Vale Road, Bournemouth

2 Bedrooms, 2 Bathrooms

Asking Price Of £290,000

- SHARE OF FREEHOLD
- NO FORWARD CHAIN
- PRIVATE SECLUDED REAR GARDEN
- ALLOCATED PARKING
- GROUND FLOOR FLAT
- ACCESS VIA PRIVATE ENTRANCE

A well-presented two double bedroom ground floor apartment with private garden and pets permitted via consent.

Accommodation is accessed via a private front door to the welcoming entrance hallway.

The property has many fine features including high ceiling and bay windows. The lounge dining room is situated at the front of the building.

The separate kitchen to the rear has integrated appliances and double doors into the garden where a path leads round to the front of the property.

Sleeping arrangements are via the two double bedrooms with bedroom one served by a modern three piece shower room with walk in shower.



The second bedroom is served by the three piece family bathroom.

Outside there is allocated parking for one car at the front.

Boscombe is an extremely popular seaside suburb of Bournemouth, with beach and pier only 0.7 m from Orchard Court, 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 a real feature, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

The property is within walking distance of Bournemouth mainline station (0.6m) 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.

Agent's Notes:

Tenure: Share of freehold
Remaining Lease: 101 years
Service charge: £1,502.76 per annum
Ground Rent: £0 per annum

Holiday Lets: Not permitted
Pets: A small/medium pet permitted via consent
Parking: Allocated for one car
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 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 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.

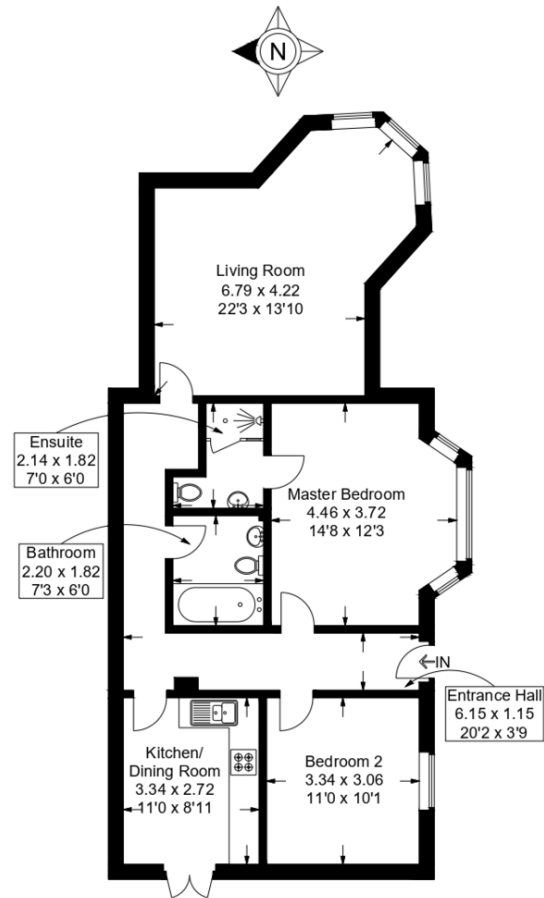
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Orchard Court, Vale Road, Bournemouth

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

