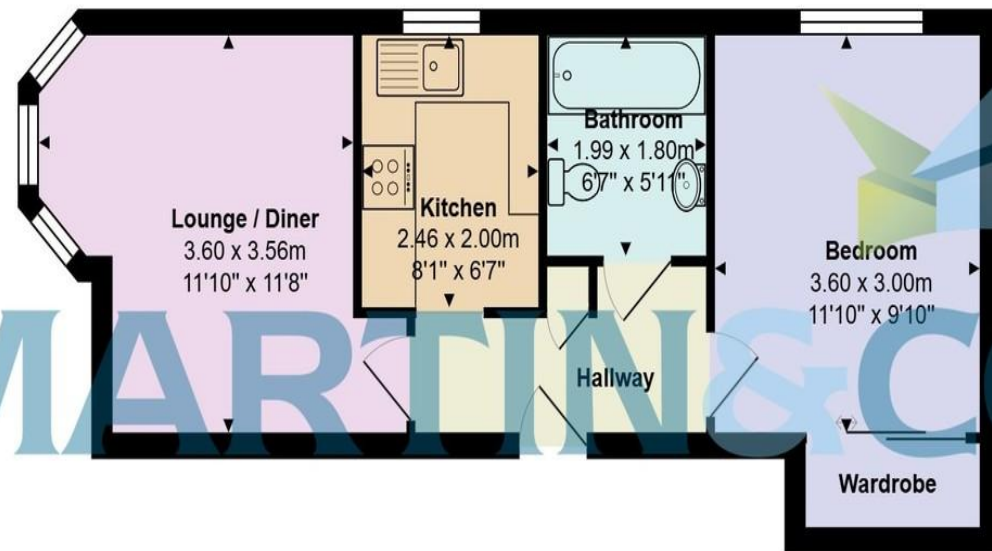


Property Location Bournemouth



Total Area: 38.4 m² ... 413 ft²

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.

Carysfort Road, Bournemouth

Asking Price Of £114,950

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO



No Forward Chain

Potential yield 8.5%

Well Presented

Throughout

One Bedroom Flat

First Floor

Communal Garden

Gas Central Heating

Secure Intercom Entry

System

Separate Kitchen

Near by shops

Near by Restaurants



Why you'll like it

Access to the property at the right hand side via secure intercom system to the well maintained communal hallway. The flat is situated on the first floor and has a welcoming entrance hallway, with thermostat for the central heating system, telephone for the intercom entrance system, cupboard housing the fuse board suitable for storage and rooms to all further accommodation. The lounge/dining room is located at the front of the building with a feature bay window and provides suitable space for both relaxing and dining. The kitchen is separate with a range of wall and base units. The boiler is wall mounted within the kitchen. There is a four point gas hob with extractor over and oven under. Space and plumbing for washing machine and undercounter fridge freezer. The double bedroom has fitted wardrobes with sliding mirrored doors for access. There is storage and hanging space. The three piece bathroom is modern with a shower fitted over the bath and heated towel rail with thermostat. It is partly tiled with vinyl flooring. There is an extractor fan fitted in the bathroom. The building has 12 flats in total and is well managed. Outside: There is a south facing communal garden to the rear, lockable bike store toward the rear and a gated bin store for residents use.

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: Leasehold
 Remaining Lease: 81 years
 Service charge: £1,711.08 per annum
 Ground Rent: £328 per annum
 Holiday Lets: Not permitted
 Pets: Not Permitted
 Parking: On Road
 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

