

FOR SALE



Glen Road, Bournemouth
Offers Over £210,000


MARTIN & CO



Glen Road, Bournemouth

2 Bedrooms, 1 Bathroom

Offers Over £210,000

- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- CHARACTER PROPERTY
- SHARE OF FREEHOLD, LONG LEASE
- SMALL CONVERTED BLOCK

A well-presented character top floor apartment situated in a small converted block with just three other properties.

A charming and quirky layout offers many features and would be an idea main residence or second home.

Situated in a popular location just a few hundred yards from the cliff top and sea front. Boscombe town centre is also close at hand.

Front communal door is at the side of the building with the communal areas leading to just two apartments. Shared storage cupboard for the two flats on the ground floor.

Character stained glass windows on the first floor landing with stairs to the second floor. Front door to Entrance Hall.

All rooms are accessed, large built in storage cupboard, housing washing machine and boiler. Further access to eaves storage.



Living Area, exposed beams add character, zoned lounge area and nook that has carefully been designed to incorporate dining area with banquette seating.

Recessed fireplace with electric wood burner.

Kitchen which is separate, range of work surfaces with storage cupboards, range of fitted appliances, included oven and hob, fridge and freezer. Attractively part tiled.

Main Bedroom is a spacious double with range of fitted wardrobes, Second bedroom a double room with Velux window.

Bathroom, stylishly finished with panelled bath, overhead shower, recessed shelf, low level w.c, wash hand basin, modern tiles.

Boscombe Spa is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne.

Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo.

Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.



Agent's notes:

Tenure - Share of Freehold

Term: 999 years from 20 September 2005

Remaining 980 years

Maintenance split between 4 properties in the block, on "as and when" basis.

Apartment B pays a 20% apportionment.

Council Tax A Band

All mains are connected.

Parking on road only.

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.

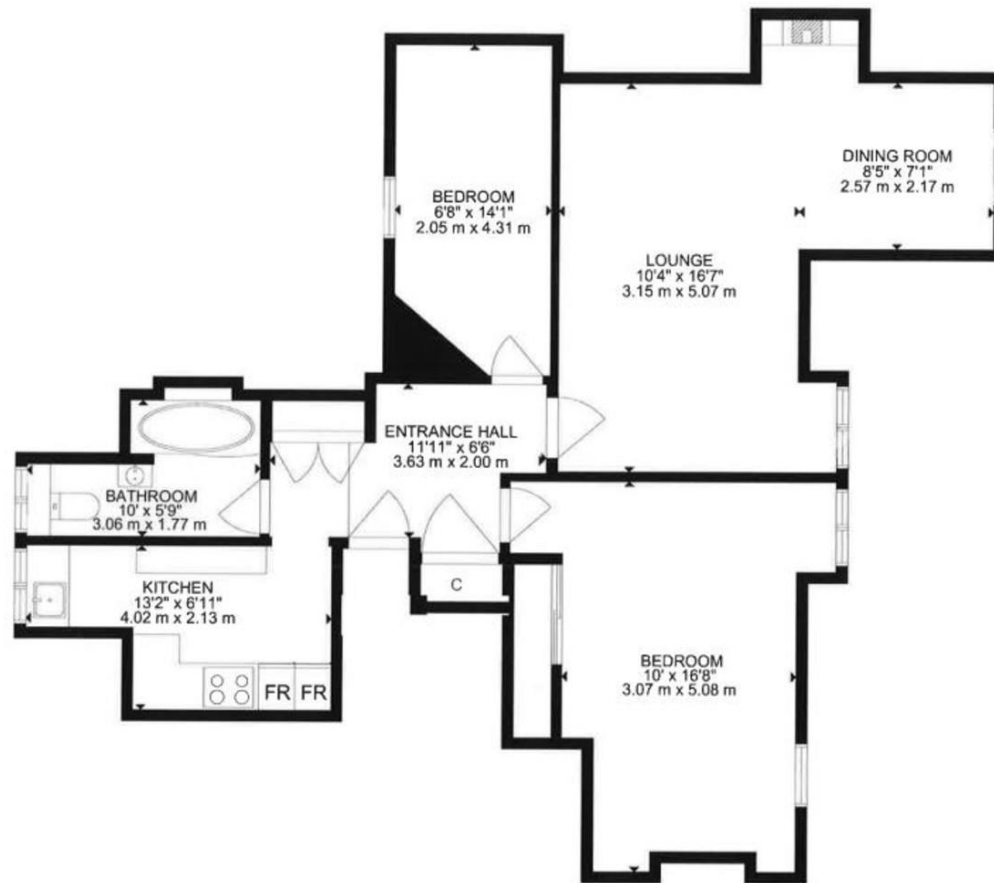
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		



GROSS INTERNAL AREA
 TOTAL: 839 SQ FT, 78 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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.



