

**FOR SALE**



**Crabton Close Road, Bournemouth**  
**Offers Over £180,000**

  
**MARTIN & CO**





## Crabton Close Road, Bournemouth

2 Bedrooms, 1 Bathroom

**Offers Over £180,000**

- SHARE OF FREEHOLD
- PURPOSE BUILT BLOCK
- DOUBLE BEDROOMS
- PRIVATE GARAGE
- REQUIRES WORK - SCOPE FOR IMPROVEMENT

Fantastic Opportunity: Two Double Bedroom Ground Floor Apartment with Garage

This two double-bedroom, purpose-built ground floor apartment offers a rare opportunity in a highly sought-after location near Boscombe town centre, Shelley Park, and the seafront.

While requiring updating throughout, the property holds immense potential for those looking to create a main residence, second home, or rental investment in a popular area.

The accommodation includes a secure entry system and communal entrance leading to the apartment's front door. Inside, the hallway offers a built-in storage cupboard and provides access to all rooms.

The spacious lounge benefits from double-aspect windows, allowing plenty of natural light.





The separate kitchen includes a range of work surfaces, ample storage cupboards, and drawers, with a window overlooking the rear of the property.

The main bedroom is a generous double with double-aspect windows, while the second double bedroom features a rear-facing window.

The bathroom includes a bath, low-level WC, wash hand basin, airing cupboard, and a window to the rear.

Outside, the property boasts a garage in a block to the rear and access to a small, part-lawned communal area.

Boscombe, a popular Bournemouth suburb, is nestled between Bournemouth town centre and Southbourne.

The area offers a variety of shopping options, from independent stores to well-known high street chains.

The nearby 5\* award-winning sandy beaches, iconic pier, and scenic promenade have undergone extensive improvements, featuring seafront restaurants, a surf school, and trendy bars and bistros showcasing local produce.

For transportation, Pokesdown and Bournemouth train stations provide direct links to Southampton, Southampton Airport, and London Waterloo. Bournemouth International Airport, just 6 miles away, offers a range of flights to European destinations, making travel convenient and accessible.



Agent's Notes:

Tenure: Share of Freehold  
 Term: 999 years from September 2010  
 Remaining: 985 years  
 Service Charge - £1,000 p.a. (paid quarterly)  
 Ground Rent - £nil  
 Pets - Not permitted  
 Holiday Lets - Not Permitted  
 Run by in-house management company.  
 Building Insurance: Included in maintenance.  
 All mains connected.

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.

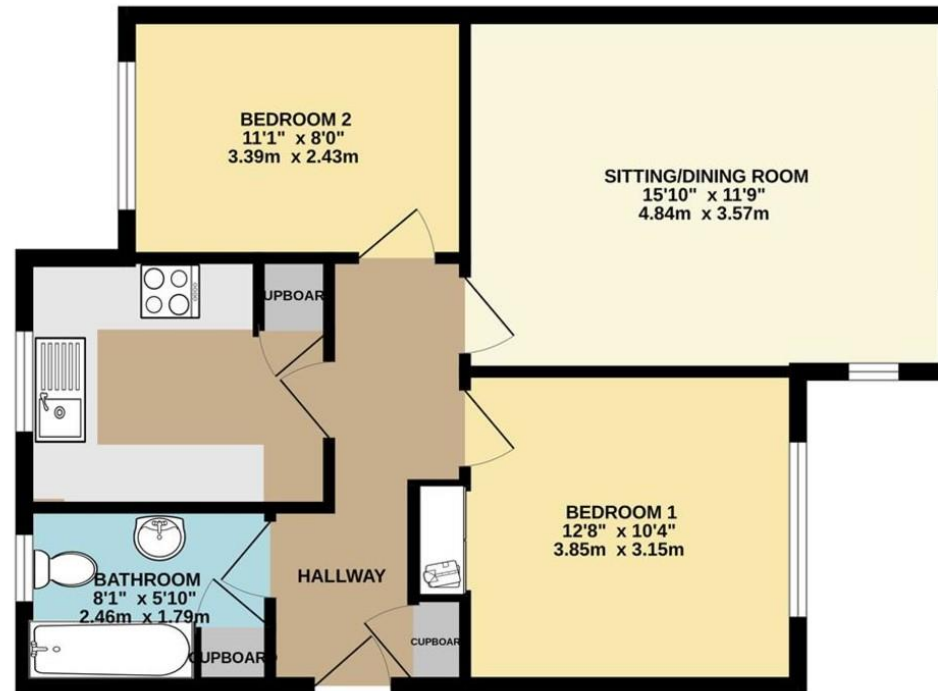
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
591 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.



