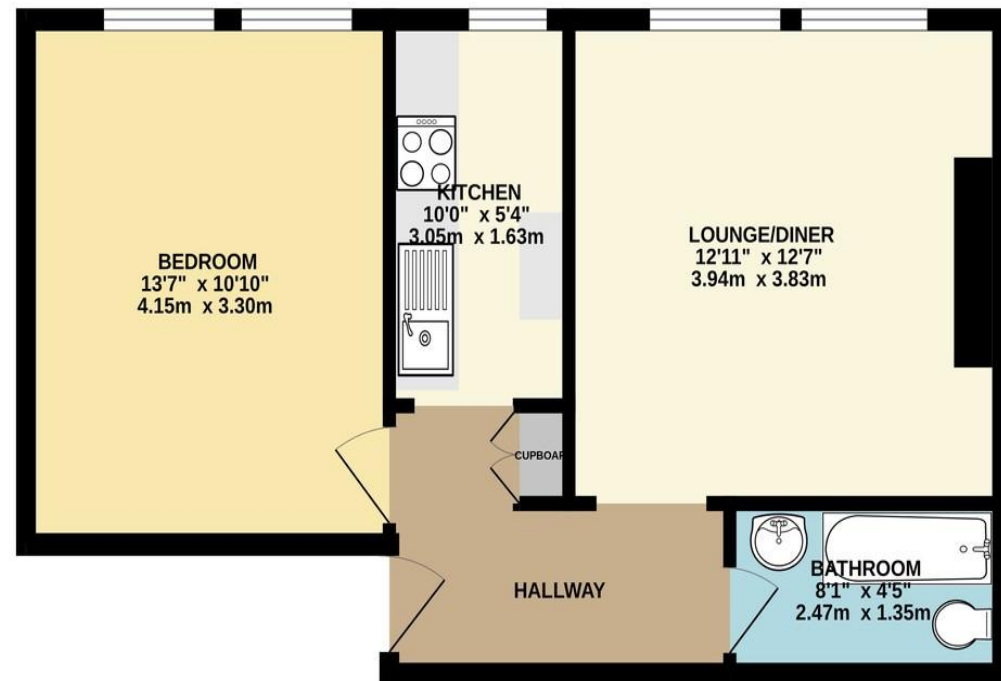


Property Location Boscombe



TOTAL FLOOR AREA: 452 sq.ft. (41.9 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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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.

Cecil Road, Bournemouth

Asking Price Of £140,000

Martin & Co Bournemouth - Lovetts

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202 559922 • E: bournemouth@martinco.com

01202 559922

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





ONE DOUBLE BEDROOM

SPACIOUS APARTMENT

SEPARATE KITCHEN

SECURE INTERCOM ENTRY

GAS CENTRAL HEATING

ALLOCATED PARKING

SOUTH FACING WINDOWS

NO FORWARD CHAIN

GREAT FIRST TIME BUY

POTENTIAL RENT £1,000

NEAR BY THE SEASIDE

REFURBISHED BUILDING



Leasehold with 148 years remaining
Ground Rent, None
Service Charge. £758.78 per 6 months
Building Insurance £281.95 per 6 months
Council Tax Band A
Potential monthly rent £1,000 - £1,100

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.



Why you'll like it

A super one bedroom first floor flat, in a beautifully refurbished block close to the Town Centre & the sea front. The property features, high ceilings & large picture windows providing natural light, Separate kitchen, allocated parking and well presented throughout. No Chain. Suburb investment, Access via a secure entry intercom system through to the beautifully refurbished communal hallway. There is a wide staircase leading to the first floor landing and flat 3.

Stepping into the property, you enter the welcoming entrance hallway, there is a built in storage cupboard and character archway. It is noticeable that the striking character of this property provides a lovely spacious feeling and many fine features. The lounge/diner offers with its high ceilings, large picture windows with South facing view to front, a very light and airy room. Kitchen, separate with roll edge work surfaces, storage cupboards, spaces for appliances and front aspect window. Bedroom, a good size double with high ceilings and large windows, a spacious bedroom leaving plenty of room for additional furniture and is south facing. Bathroom, neutral white suite, bath with shower over, wash hand basin, low level W.C and partly tiled. Outside, allocated parking space adjoining the building.

Boscombe 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

