



Sea Road, Boscombe Spa

Sea Road, Bournemouth

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



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.



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.



Sea Road, Bournemouth

Offers Over £180,000

BY THE SEASIDE

ONE DOUBLE BEDROOM

159 YEAR LEASE

WELL PRESENTED

LOUNGE/DINER

CHARACTER PROPERTY

DUAL ASPECT WINDOWS

ALLOCATED PARKING

MAISONETTE

SUPERB INVESTMENT

SEPARATE KITCHEN

ALLOCATED PARKING



Why you'll like it

Area Boscombe Spa is a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth Town Centre and Southbourne. Just a short distance away are 5* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

Summary The property can be accessed via the well maintained communal entrance hall.

Stepping into the property you are greeted by the welcoming entrance hall that is light and airy with a useful storage area. The property boasts an impressive reception room which offers plenty of space for both eating and relaxing. The space is further enhanced by the large windows and high ceilings which floods the room with natural light. The separate fitted kitchen is well proportioned and offers ample work space and cupboard storage.

Sleeping accommodation consists of a well proportioned double bedroom that provides plentiful space for bedroom furniture and storage. The modern tiled shower room serves the apartment and consists of a w/c, basin and shower cubical. Outside the property boasts allocated parking situated at the front of the building. Further benefits include; entry phone system and double glazing. Well presented throughout a viewing is highly recommended to appreciate all this fantastic property has to offer.



Leasehold
 Lease: 159 Years Remaining
 Ground Rent: NIL
 Service Charge: £404 per quarter - Includes water, sewerage & Building Insurance
 Management Company: House & Sons
 Potential Rental Return: £1,050pcm
 Pets: Not Permitted
 Holiday Lets: Not Permitted
 Council Tax: Band A

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.

