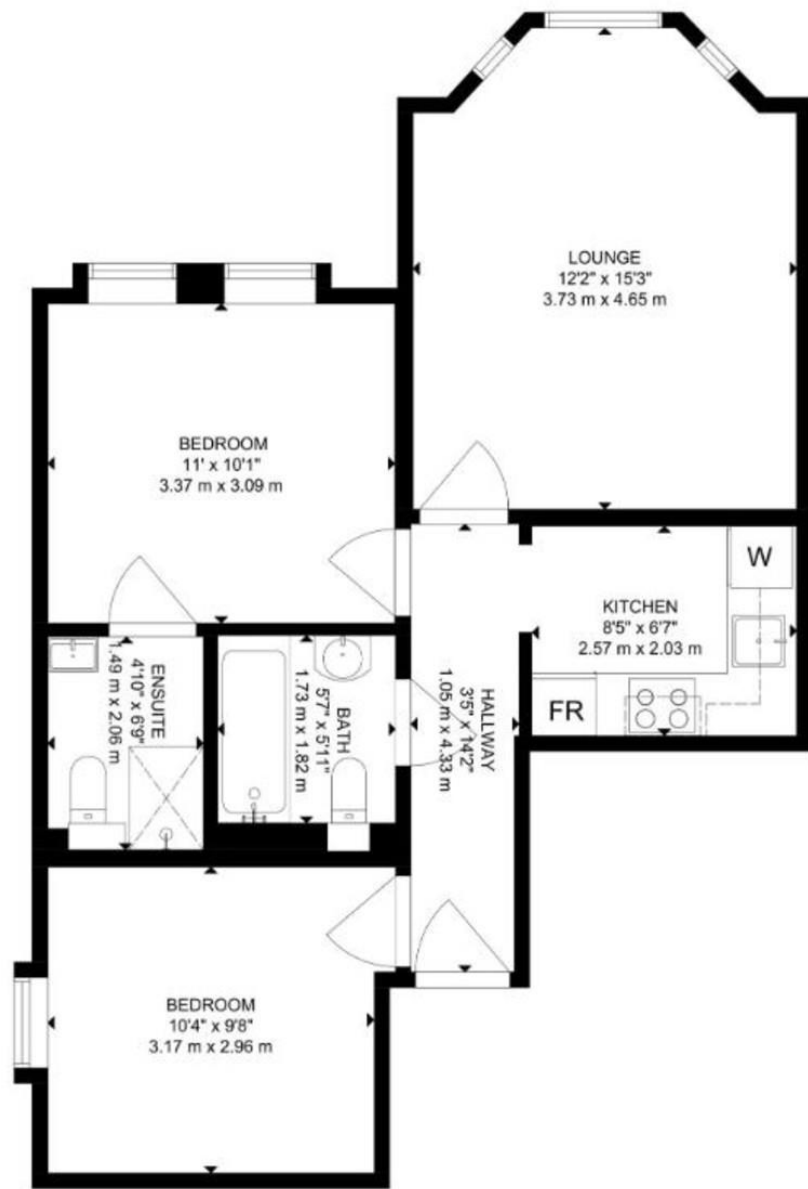




Property Location

Southbourne is a relaxed and popular suburb of Bournemouth located next to the sea. A largely residential area with a lively cluster of brewpubs, cafes, and restaurants on Southbourne Grove. From here, the Fisherman's Walk nature trail cuts through woodland to family-friendly Southbourne Beach. The coastline stretches east around Hengistbury Head, a claw-shaped peninsula and nature reserve with clifftop walks, wild flowers, and a Visitor Centre.



GROSS INTERNAL AREA
TOTAL: 656 SQ FT, 61 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.



Southbourne Road, Bournemouth

Asking Price Of £230,000

Martin & Co Bournemouth

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

01202559922

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



- 1st FLOOR APARTMENT
- MODERNISED
- TWO BEDROOM
- TWO BATHROOMS
- SECURITY ENTRY
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- BIKE STORAGE
- COMMUNAL GARDEN
- NO FORWARD CHAIN
- POPULAR LOCATION
- CLOSE TO SEA
- CLOSE TO SHOPS



Why you'll like it

A super two double bedroom, two bathroom purpose built first floor flat, situated in a popular and convenient location just a few hundred metres from Southbourne town centre and with easy access to the cliff top and sea front. Very well presented throughout this modern apartment is ideal as a home or rental investment.

Accommodation comprises, security entry front door through to communal hallway and stairs which lead to the first floor, access to Flat 6. Entrance Hall. doors to all main rooms. Lounge, a good size rooms with feature South facing bay window making a bright and airy room. Separate Kitchen, modern range of work surfaces with fitted storage cupboards, built in oven and hob, integrated fridge/freezer, space for washing machine, part tiled. Main Bedroom, a good size double with windows to the front, En-suite, built in shower cubicle, low level w.c, wash hand basin, part tiled. Second Bedroom, a double room, window to side. Family Bathroom, bath with shower over and glazed screen, low level w.c, wash hand basin part tiled, extractor.

Outside the property has an allocated parking space to the rear, bike storage, communal garden area. The property has been recently been refurbished and with new laminate floor is ready to move into and is offered with no forward chain.

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Outstanding 5* Award Winning Sandy blue flag beaches continue past Bournemouth and on to Sandbanks. It has excellent travel connections with a main line train stations at Pokesdown and Bournemouth 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.

Tenure: Leasehold
 Term: 99 years from December 2007
 Remaining: 82 years
 The vendor has agreed to start lease extension process for the new purchaser.
 Service charge £1,400 per annum.
 Ground rent £200 per annum
 Council Tax A
 All mains are connected
 Pets not permitted
 Holiday lets not permitted

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.



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

