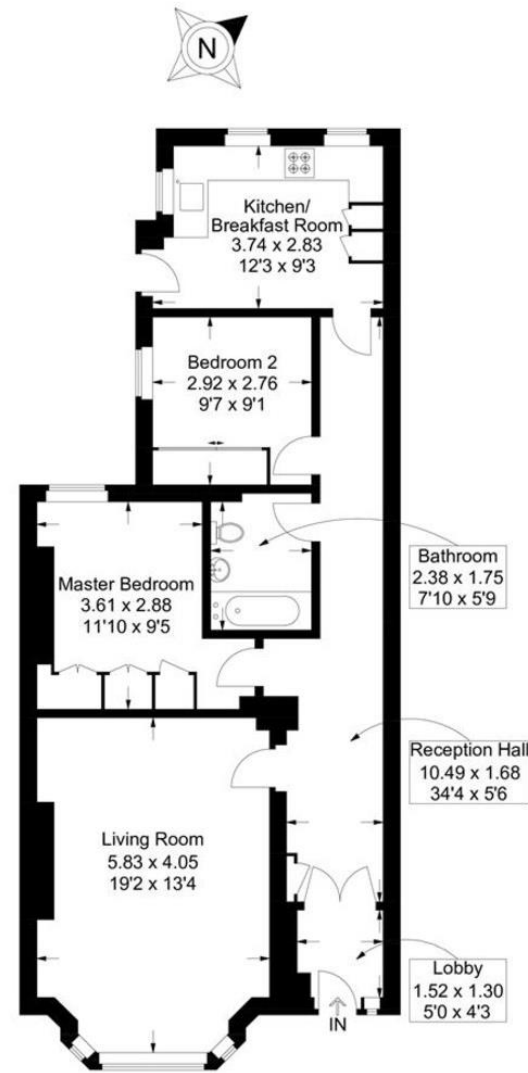




Property Location

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.

Undercliff Road, Bournemouth
Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Lower Ground Floor

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.



Undercliff Road, Bournemouth

Asking Price Of £375,000

Martin & Co Bournemouth

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- CHARACTER PROPERTY
- SEA FRONT LOCATION
- SEA VIEWS
- PRIVATE ENTRANCE
- OUTSIDE COURTYARD
- TWO BEDROOM
- BAY WINDOW SEAT
- STORAGE CUPBOARD
- GAS CENTRAL HEATING
- HOLIDAY LETS &
- PETS ALLOWED BY AGREEMENT
- PERMIT PARKING
- SHARE OF FREEHOLD



Why you'll like it

A superb two bedroom character ground floor apartment situated in fantastic front line location with views to Boscombe Pier and the seafront. Own entrance allows the option of holiday lets and well as being perfect as a main residence of second home. The property is well presented with modern kitchen and bathroom and has the added benefit of rear courtyard, ideal for bike/board storage etc.

Accommodation comprises own private entrance with front door to entrance, space for coats etc, glazed double doors through to good size inner hall. The lounge is a character room with bay window to front, built in window seat, with concealed storage under and sash windows.

Bedroom one, good size double room with built in wardrobes, window to rear. Bedroom two, fitted wardrobes, window to side. Bathroom, panelled bath with shower over, low level w.c, wash hand basin, fully tiled, extractor.

Kitchen located at the rear of the apartment, well fitted with range of work surfaces and storage cupboards, Integrated appliances which include, dishwasher, washing machine, oven and hob fridge/freezer, space for breakfast/dining table, sash windows, part tiled, door to rear courtyard, fully enclosed. To the front of the property is a good size storage cupboard and an elevated sitting area.

Parking available with Permit.

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.

Tenure: Share of Freehold
 Term: 999 years from 24 June 2015
 Remaining: 990 years
 Service charges: approx. £2,800 per annum inc. building insurance and sinking fund
 Pets - allowed with consent
 Holiday Lets - allowed, as a separate entrance
 All mains connected
 Parking - with Permit

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.

