

FOR SALE

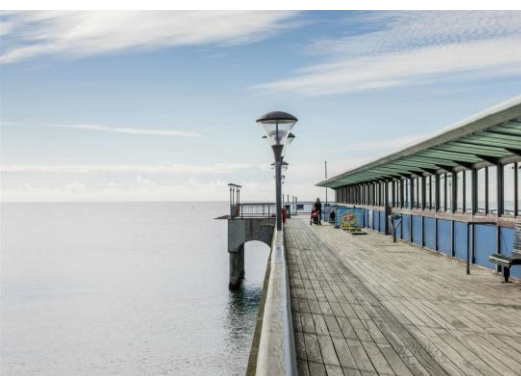


Gladstone Road, Bournemouth

1 Bedroom Ground Floor Flat

Asking Price Of £140,000

MARTIN&CO



No Forward Chain

104 Year Lease

One Double Bedroom

Separate Kitchen

Ground Floor

Secure Intercom Entry System

Well Maintained Com/Hallway

Near By Shop & High Street

Superb First Time Buy

Superb Buy to Let

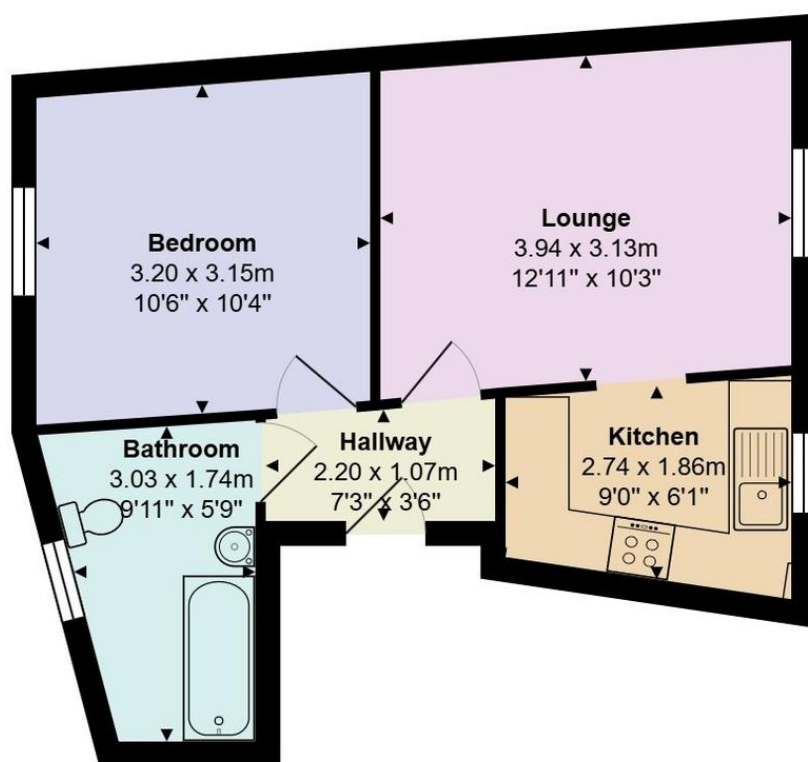
Gas Central Heating

Near By Pokesdown Train Station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This one bedroom flat is situated nearby award winning sandy beaches, the train station, shops, restaurants and local amenities. Parking is on road which many surrounding are unrestricted. The flat is on the ground floor and accessed via the secure intercom entry system and from the well maintained communal hallway. The entrance hallway is welcoming and has a door to the bathroom, double bedroom and living room. There is an opening from the living room to a well appointed separate kitchen with range of wall and base units with work surface over. A four point gas hob with over under and extractor over, There is a tiled floor and tiled splashback. A stainless steel sink unit with side drainer and mixer tap over, space and plumbing for washing machine and integrated fridge. The living room is has an easterly facing window and is spacious. The bathroom is fully tiled. The three piece suite is in good order, westerly facing window. There is a heated towel rail.

Agent's notes:
 Tenure – Leasehold
 Lease length – 104 Years
 Service charge £1,645.17 per annum



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.