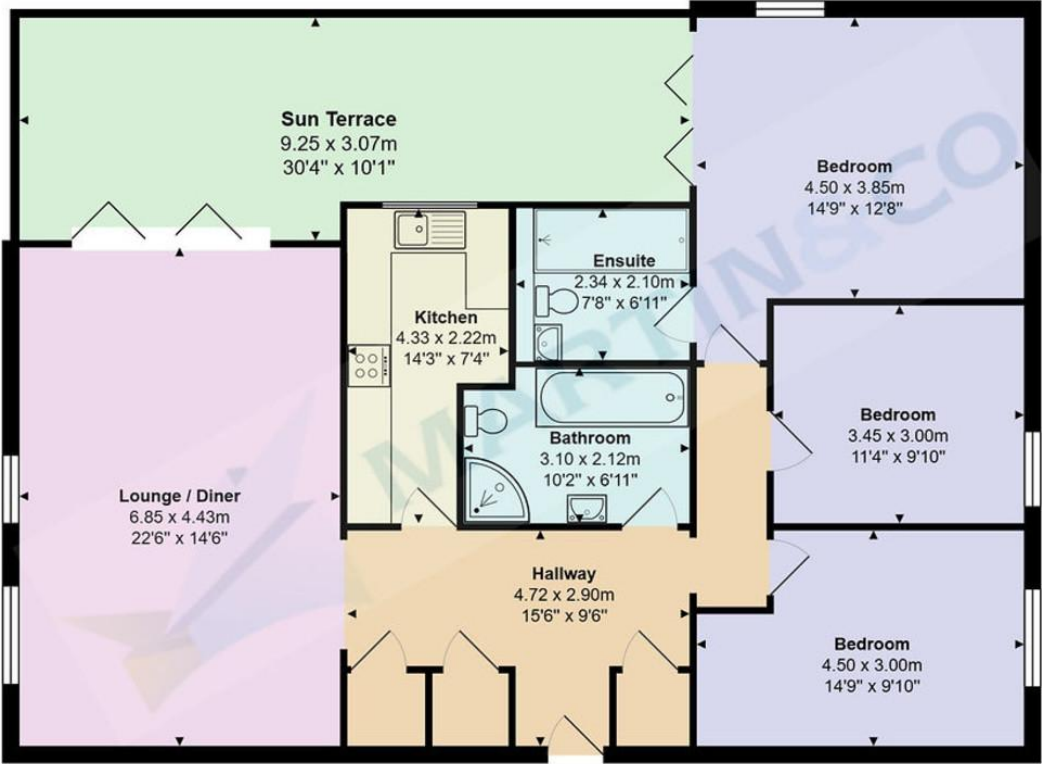


# Property Location Bournemouth



Total Area: 139.1 m<sup>2</sup> ... 1497 ft<sup>2</sup> (incl Sun Terrace)  
All measurements are approximate and for display purposes only



**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.



## St Winifreds Road, Bournemouth

Asking Price Of £450,000

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

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**





- Secure Residents Parking
- Lift Service
- Four Piece Family Bathroom
- Three Double Bedrooms
- Chain Free
- Immaculate Apartment
- Double Glazed
- En-Suite To Master Bedroom
- Private Roof Terrace
- Modern Kitchen
- Long Lease



### Why you'll like it

Located within a highly desirable tree lined residential location is this modern THREE double bedroom PENTHOUSE style apartment. Benefits include a 30ft southerly aspect private ROOF TERRACE with tree top views leading from the double aspect lounge/diner and master bedroom. Further benefitting from the modern and contemporary fitted kitchen, family four piece bathroom with Jacuzzi bath and en-suite to master bedroom. This well maintained unique home is being offered CHAIN FREE and has the added features of secure residents parking garage and passenger lift service to all floors.

Communal Entrance has Security doors which leads to communal entrance hall with stairs and lift service to all floors.

The Entrance Hall has a Wall mounted telephone entry system. Doors to three storage cupboards. Solid oak wood flooring continuing through to the lounge/diner.

**Lounge/Dining Room**  
Four wall light points. Two double glazed windows to a westerly aspect. Bi folding double glazed double doors to the private roof terrace.

**Kitchen**  
Double glazed window to southerly aspect. Fully fitted contemporary wall and base units with work surface over. Circular sink drainer unit with contemporary mixer tap over. Built in double oven and grill. Integrated dishwasher and washing machine. Breakfast bar with seating space under.

**Master Bedroom**  
Double glazed window to southerly aspect. Double glazed doors to private roof terrace. Door to the En-suite, Double glazed opaque window. Walk in double shower with thermostat shower system. Contemporary W.C with concealed cistern and wall mounted wash hand basin with mixer tap over. Tiled wall and floor areas.

**Bedroom Two**  
Bright and spacious Double bedroom.

**Bedroom Three** is currently a dedicated office space but would be a brilliant spare room.

**Family Bathroom**  
Four piece modern and contemporary suite. Jacuzzi bath with mixer tap. Walk in corner shower with thermostat controls. Wash hand basin with mixer tap over. W.C with push button flush. Wall mounted heated ladder towel rail. Tiled wall and floor areas.

**Roof Top Terrace**  
Fully decked private terrace Space for additional table and seating, Ideal for entertaining. Southerly tree top views.

#### Agent's Notes:

Tenure: Leasehold  
Lease: 148 Years Remaining  
Ground Rent: £45 Per Annum  
Service Charge: £2,400  
Council Tax: Band: C  
Holiday Lets - Not Permitted  
Pets - Via Freeholders Consent

