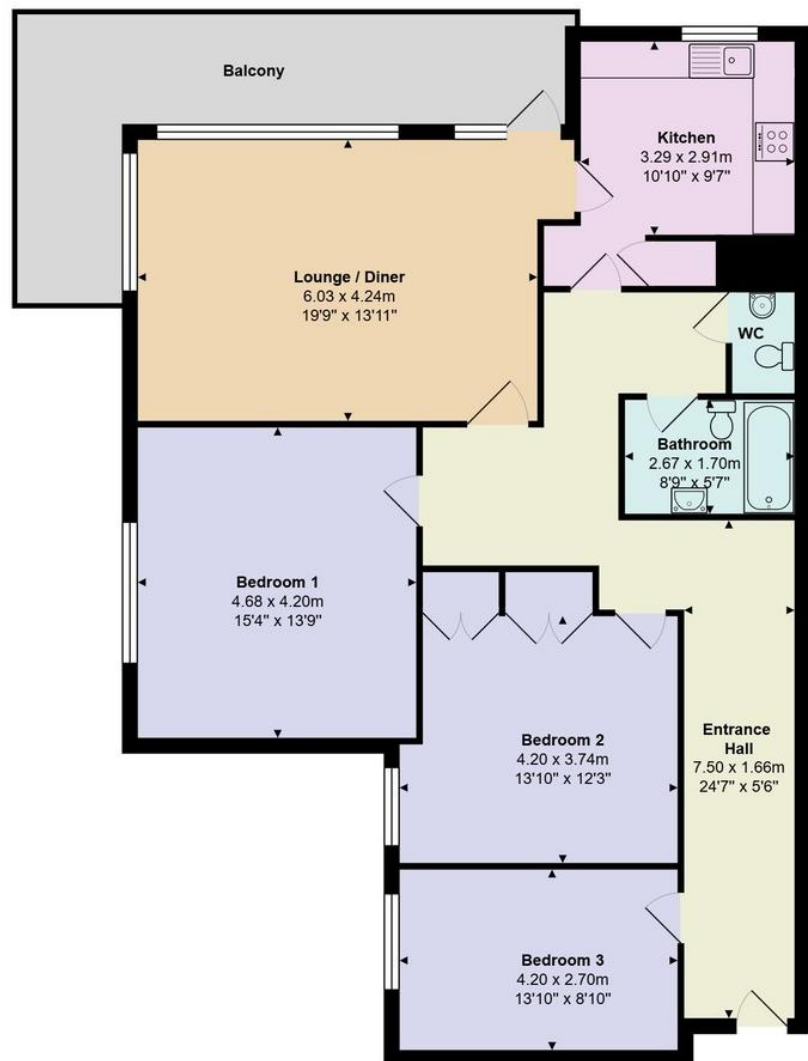




Property Location Bournemouth



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.

Bath Road, Bournemouth

Asking Price Of £320,000

Martin & Co Bournemouth

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MARTIN&CO



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2ND FLOOR APARTMENT

LIFT ACCESS

NO CHAIN SALE

LONG LEASE

PRIVATE GARAGE

GUEST PARKING

LARGE PRIVATE BALCONY

LARGE LOUNGE

DUEL ASPECT WINDOWS

MODERN FITTED KITCHEN

SEPARATE W/C

CLOSE TO TOWN CENTRE

CLOSE TO BEACHES



Why you'll like it

Located in a prestigious building on the second floor, this exceptional three-bedroom apartment in Bournemouth offers a expansive living/dining room, which is flooded with natural light thanks to dual-aspect floor-to-ceiling windows. Spanning over six meters, the private balcony offers stunning views and is the perfect spot for relaxing, entertaining, or enjoying a morning coffee.

The separate, fully fitted kitchen provides ample storage and counter space, catering to those who enjoy cooking and meal preparation. The apartment includes two generously sized double bedrooms, each offering a comfortable and restful space. The third bedroom, ideal for use as a guest room, home office, or additional storage, completes the living quarters. With ample room and natural light, each bedroom creates a serene atmosphere.

The layout of the apartment is both functional and thoughtful. The main bathroom is well-sized and well appointed, with a separate W/C for added convenience. This dual bathroom setup is ideal for family living or hosting guests. In addition to these great features, the apartment also benefits from a private garage and guest parking. This apartment is offered with lift access and no chain, making it easy for potential buyers to move in and start enjoying everything this home has to offer.

When it comes to location, it's hard to beat this apartment's position. Just a short walk from Bournemouth's vibrant town centre, you'll have easy access to a wealth of shops, restaurants, bars, and cafes. The nearby award-winning sandy beaches are perfect for sunbathing, swimming, or taking a leisurely stroll along the promenade, which is also ideal for running and cycling enthusiasts. The cultural attractions of the area are equally impressive. With the Bournemouth Pier, Oceanarium, cinemas, and the newly developed BH2 Leisure Complex just moments away, entertainment options are abundant.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:
 Tenure: Leasehold
 Lease: 985 Years Remaining
 Ground Rent: NIL
 Service Charge: £2484 per annum
 Council Tax: Band E
 Holiday Lets - Not permitted
 Pets - 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.

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.

