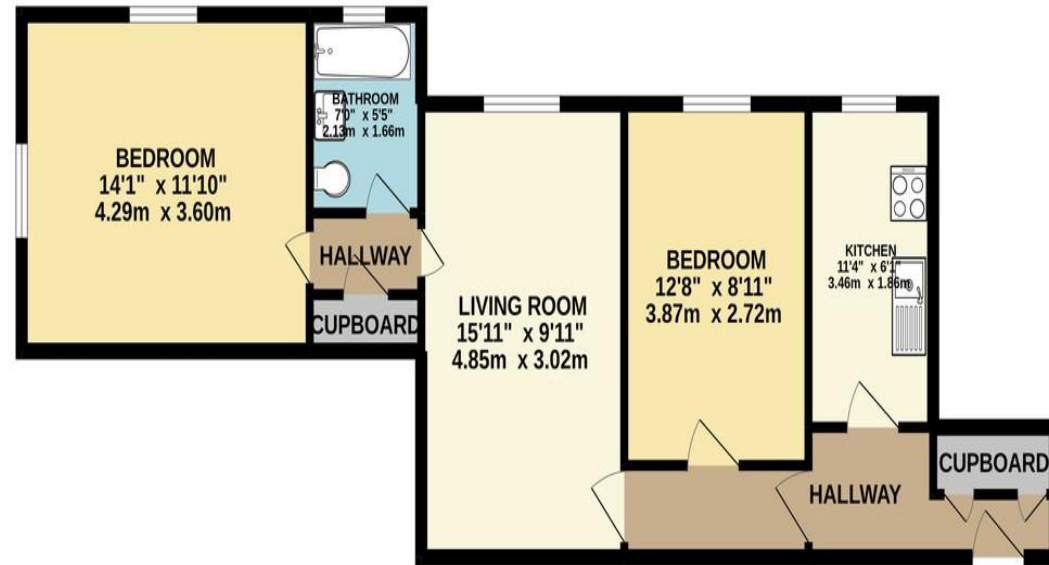




Property Location Boscombe Spa

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA - 695sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Sea Road, Boscombe Spa, Bournemouth

Asking Price Of £185,000

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

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

MARTIN&CO

Extremely Well Presented

Two Double Bedrooms

Potential Yield 9.08%

Lounge & Snooker Room

24 Hour Concierge

Moments To The Seafront

Communal Roof Terrace

Dual Aspect Windows

Integrated Kitchen

On road Parking



Why you'll like it

Stunning Two Double Bedroom First Floor Apartment Situated Near 5* Award Winning Sandy Beaches. Located in the popular San Remo Towers Development this well presented property has superb features including dual aspect windows and offers a welcoming entrance hallway, lounge/dining room, three piece bathroom, separate kitchen and two double bedrooms. The development is well managed and maintained with heating, water and sewerage being included within the service charge. Further round the clock concierge, communal games room and bike storage available. Parking spaces are also available via a reserve list from the management.

Boscombe is a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. Just a short distance away are 5* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

Tenure: Leasehold
 Lease: 102 Years Remaining
 Ground Rent: £200 PA
 Service Charge: £1,751.68 per 6 months
 Service Charge Includes: Heating, Water, Sewerage, Buildings Insurance, Security and Porter Service
 AST Rental: Estimated £1,200 - £1,400pcm
 Holiday Lets: Not Permitted
 Council Tax: Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

