

Property Location Bournemouth



Total Area: 57.1 m²

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.



Bracken Road

Asking Price Of £249,000

Martin & Co Bournemouth

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- Ground floor Flat
- 2 Bedrooms
- 2 Bathrooms
- Off Street Parking
- Lease of 108 Years
- Remaining
- Double Glazed windows
- Gas Heating
- Close to the beach
- Close to Southbourne
- Ideal First Time Buyer
- Ideal Investment Property



Why you'll like it

Situated moments from the Clifftop and the wonderful award winning beaches of Bournemouth is this modern ground floor apartment. Southbourne is a popular, relaxed suburb of Bournemouth, known for its Blue Flag beaches, independent shops, and excellent transport connections. It is the ideal place for families, retirees, and young professionals alike, offering a mix of amenities and proximity to Bournemouth's attractions.

The building itself, consists of 6 apartments across three floors, with well-maintained communal hallways and grounds. Parking can be found on and off street.

As we step in to the property and we find ourselves in the entrance hallway that leads to all principles rooms in the property. There is a an entry phone system for added security, and a good size store cupboard for all the household items.

The master bedroom is a good size offering plenty of room for a king size bed, wardrobes and more. The master bedroom has the added bonus of its very own En-Suite with walking shower unit, Hand wash basin and W/C. The walls and floors are fully tiled making cleaning a doddle. The second bedroom is a good size and sits adjacent to the En-suite. The bedroom offers carpeted floors and would make a useful home office, study or guest bedroom.

The main bathroom is fully tiled with 3-piece suite including Full size bath tub, hand wash basin, and W/C. There is also a vanity mirror and heated towel rail.

The lounge is separate from the kitchen, is a great space and offers a carpeted floor, and bay window area. come home after a long day at the office and relax in this warm space ideal for entertaining or just a quiet night in.

Cook up a treat in the kitchen which boasts ample cupboard space both over and under counter. Some appliances are integrated including fridge and freezer, oven, and gas hob, with space for the washing machine. The kitchen also benefits from a tiled floor and tiled splash back.

The development has the benefit of being in a prime Southbourne location making it the ideal property for both buyers wanting a home and investors. The property is situated a short walk from the local amenities and attractions of Southbourne, and Bournemouth Town Centre is a short journey away by car or public transport, which is easily accessed on the high street.

Tenure: Leasehold
Length of lease: 108 years remaining
Annual ground rent amount: £150.00pa
Annual service charge amount: £920.00pa
Council tax band: C
Pets: Not Permitted
Holiday Lets : Not Permitted
Main services are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

