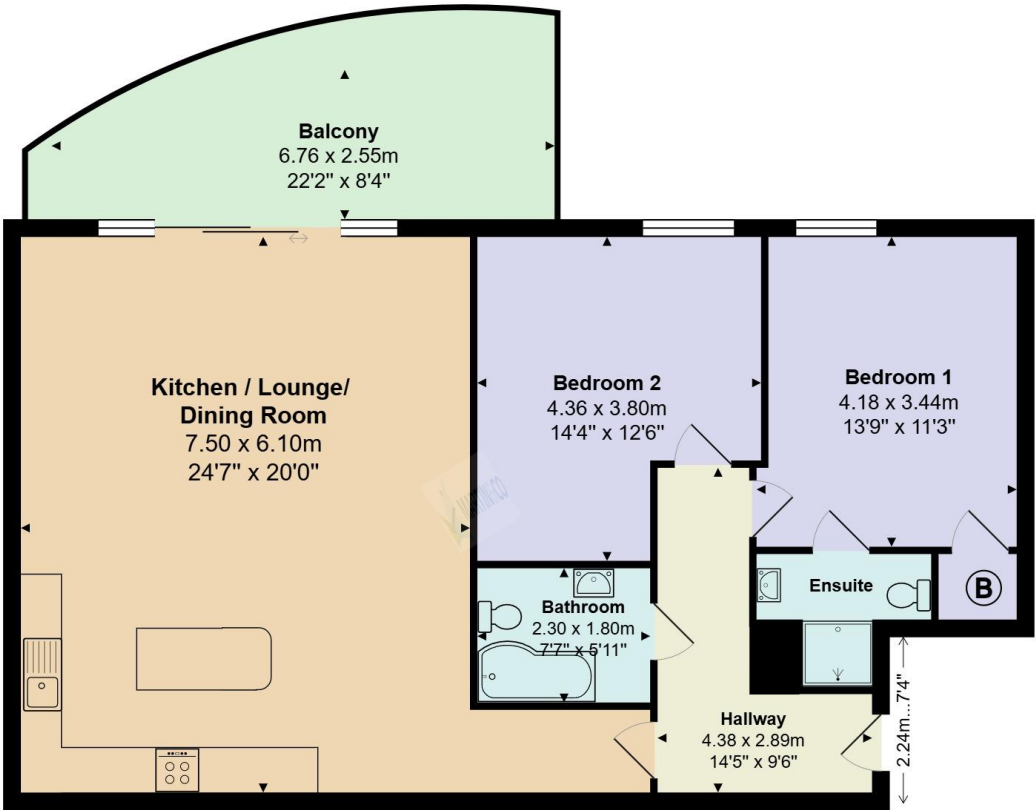


Property Location
Boscombe Spa



Total Area: 96.2 m² ... 1036 ft² (excluding balcony)
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.



Boscombe Spa Road

Asking Price Of £360,000

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

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



- No Forward Chain
- Popular Development
- Two Parking Spaces
- Pristine Condition Throughout
- Sea Views
- Two Double Bedrooms
- Large Kitchen
- Balcony
- 3 Minute To Beach
- Secure Allocated Parking



Why you'll like it

Upon entering the property, you are welcomed by a spacious hallway with doors to all principal rooms. The property boasts a spacious kitchen/lounge with ample storage and worktop space, with fitted white goods and appliances, in pristine condition. The living area is located to fully fitted kitchen. The open plan aspect makes the perfect space for entertaining. It also offers full length windows and sliding doors which lead to the private balcony area. This is a fantastic sized apartment, boasting excellent sea views and providing the ideal outside space to soak up the sea air.

Both double bedrooms are equally well sized and match the tasteful presentation of the rest of the apartment, the master benefitting from its own ensuite shower room. There is also a family bathroom to serve the property, this provides: bath with shower attachment, w/c and hand basin. A viewing is highly recommended to appreciate all that this apartment offers in its finish and location too.

Externally, the property benefits from a secure intercom system, and two parking spaces. The apartment block offers a lift to serve all floors, and the flat itself benefits from gas central heating throughout. You also have access to a 2m x 1m Shed in the basement car parking area with a locked bike storage available for use.

Boscombe Spa Road itself is a popular residential area and holiday home area, due to its very close proximity to local blue-flag beaches, being within easy walking distance of these. The home is also located near to local highstreets; offering a variety of shops, cafés and seaside restaurants, and to local bus routes and Bournemouth train station as well, which offers direct lines to areas such as Weymouth and London Waterloo.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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 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.

