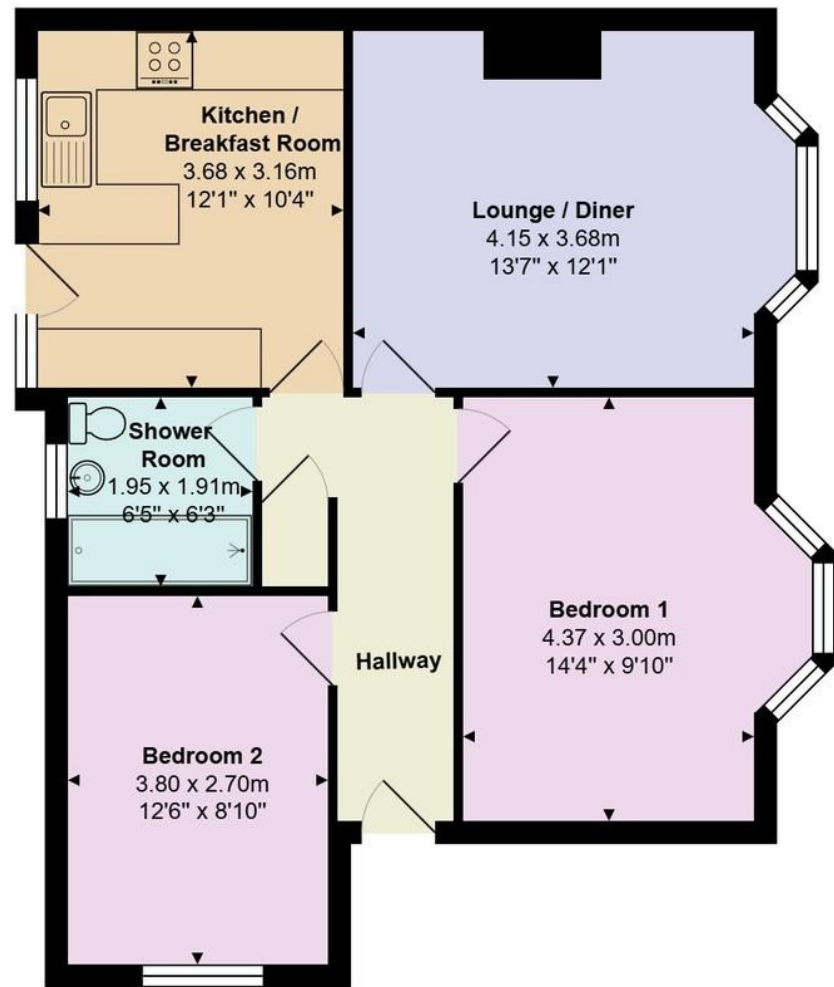


Property Location Pokesdown



Total Area: 64.4 m² ... 693 ft²

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.



Huntly Mansions Asking Price Of £230,000

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

150 Year Lease

Two Double Bedrooms

Separate Kitchen

Lounge/Dining Room

Gas Central Heating

Double Glazing

Communal Gardens

Intercom Entry System

Sought After Location



An extremely well presented TWO DOUBLE BEDROOM APARTMENT on the ground floor in Bournemouth. This is a superb FIRST TIME BUY or BUY TO LET INVESTMENT with 150 year lease offered with a Communal Garden, modern fitted separate kitchen, living room suitable for both relaxing and dining, welcoming hallway and three piece shower room. Gas Central Heating and Double Glazing Throughout.

Pokesdown is a real mix of residential housing perfect for families, couples and first time buyers who are attracted by good schools, Kings Park and a wide selection of local shops. The area is known for its antiques, vintage and retro clothing as well as a variety of artisan food shops and cafes. Easy access via good transport links to Bournemouth, Poole and Christchurch with their range of amenities and award winning beaches.

Tenure: Leasehold
 Remaining: 151 years
 Service charge £2,000 per annum.
 Managing Agent: Hawk Estates
 Ground rent: NIL
 Council Tax Band: A
 All mains are connected
 Pets not permitted
 Holiday lets not permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.

