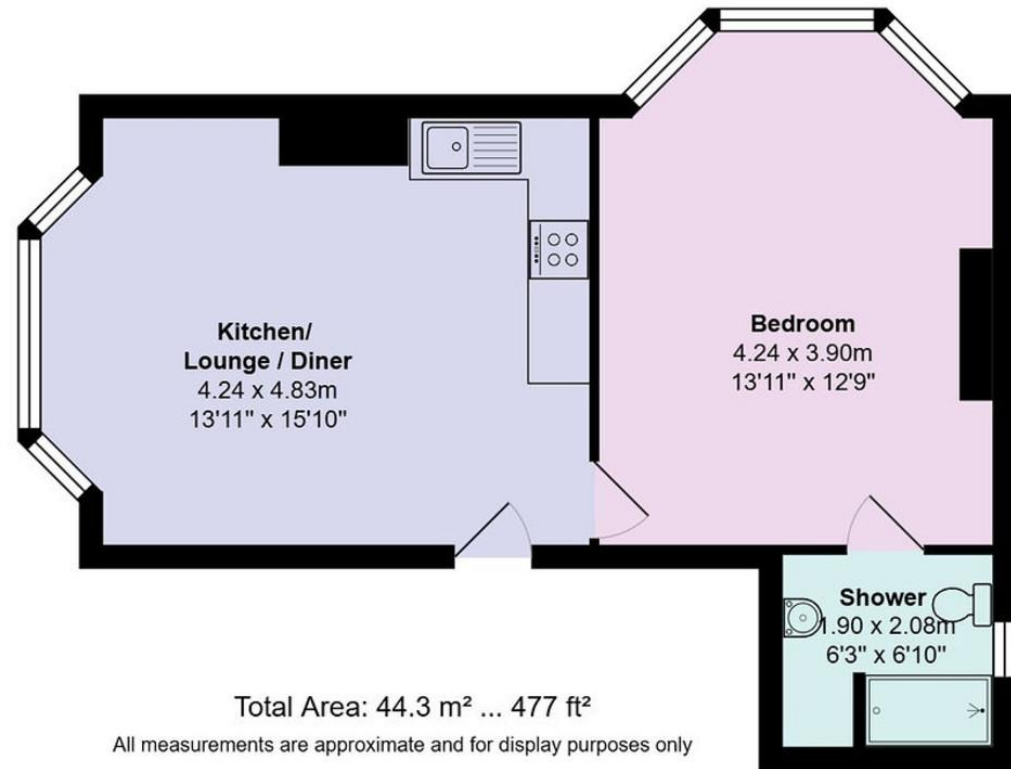


Property Location Bournemouth



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.

Portchester Road, Bournemouth

Asking Price Of £160,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>



Ground Floor Flat

Character Features

Chain Free

One Double Bedroom

Off Road Parking

Communal Garden

Off Road Parking

Leasehold Apartment

106 Years Lease

Open Plan Living



Why you'll like it

Ideally located in the very popular Portchester Road, Bournemouth, is this very well loved and presented ground floor 1-Double bedroom apartment. The property sits near to Charminster, Springbourne and Bournemouth Town Centre giving you great access to the local area and beyond.

Built in the 1920's and consisting of 10 apartments the block provides residents with off street parking to the front and communal gardens to the sides and rear. The internal communal areas of the building are spacious and well maintained with access to the apartment just inside the main entrance.

As we enter the apartment, we step in to the lovely lounge kitchen dining space that is full of character features and is a great place to entertain guests. These features include character high ceilings and windows, skirting boards, coving, ceiling rose, and feature fireplace. The kitchen of the property sits along the back wall and offers an electric hob with oven, extractor fan, space for the washing machine, fridge freezer, over & under counter cupboard space and sink.

As we enter the bedroom we find a very good-sized room offering ample space for all the bedroom furniture and all the character features of the lounge. Like the lounge, the bedroom also benefits from a bay window area that looks out towards the communal garden. Just off of the bedroom is an En-Suite shower room for the property boasting free standing shower unit with electric shower, white W/C, white hand wash basin and some very handy storage space.

The property is conveniently located to Bournemouth Train station, which is a 300m walk away, with Bournemouth Town Centre just a 0.7m walk away. The Wessex way is also a short drive from the property and provides easy efficient access into London. The local amenities of the area include supermarkets such as Asda and Lidl and the high street in Charminster is full of vibrant restaurants and independent retailers. If you are looking for a little more to do then Bournemouth Town Centre and its award winning beaches are within easy reach by walk, car, or public transport.

Agent Notes
 Tenure – Leasehold
 Lease Length – 106 years remaining
 Service Charge - £1771.00 per annum
 Ground Rent - £175.00
 Council Tax – Band A
 Holiday lets – Not permitted
 Pets – Permitted with permission



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	27 F	
1-20	G		

