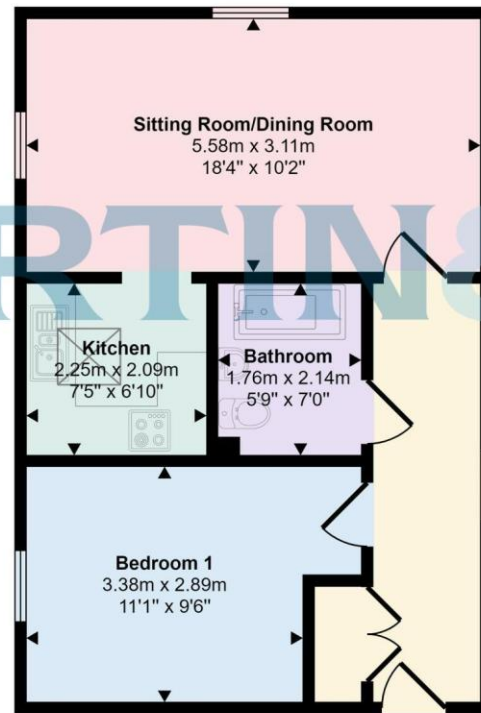


Property Location Southbourne



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

Southbourne Grove, Bournemouth

Asking Price Of £165,000

Superb First Time Buy

Great Buy To Let

One Double Bedroom

Separate Kitchen

Sought After Location

First Floor

Three Piece Bathroom

Lounge/Dining Room

Near 5* Beaches

Council Tax Band B



Why you'll like it

A superb one double bedroom first floor flat in an extremely sought after location on Southbourne Grove. Accommodation is accessed via a well maintained communal hallway with stairs leading to the first floor landing. The entrance hallway is welcoming and has a spacious storage cupboard with double opening doors. There are doors to the double bedroom, three piece bathroom and lounge/dining room suitable for both eating and relaxing. The property has gas central heating and double glazing. There is an opening to the separate fitted kitchen. Parking is on road and there are many roads surrounding with unrestricted parking.

The seller is open to extending the lease at an increased sale value.

Agent's Notes:

Tenure: Leasehold
 Remaining Lease: 77 years
 Service charge: £1,196.66 per annum
 Ground Rent: £150 per annum
 Holiday Lets: Not permitted
 Pets: Not Permitted
 Parking: On Road
 All mains are connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 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.

