

## Property Location Bournemouth



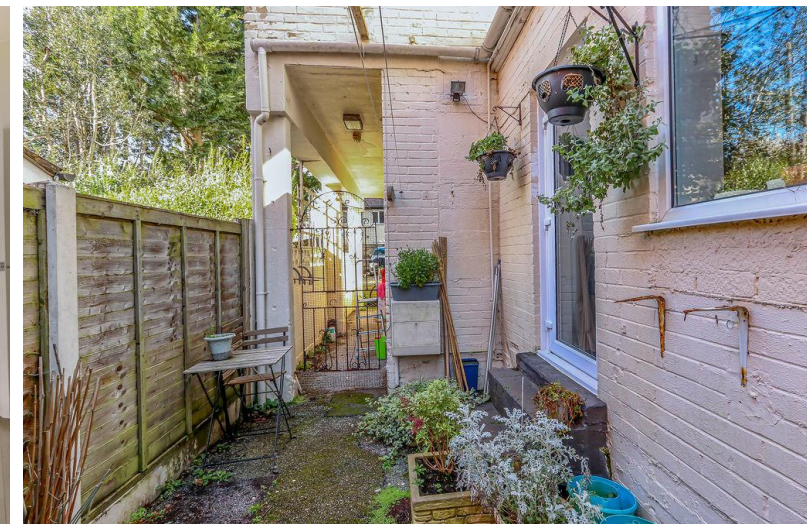
Total Area: 41.0 m<sup>2</sup> ... 442 ft<sup>2</sup>

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.



## Christchurch Road, Bournemouth

Asking Price Of £140,000

**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**



- Ideal First Time Buy
- 1 Bedroom Apartment
- Ground Floor
- Share of the Freehold
- Off Street Parking
- Modern Bathroom
- Modern Kitchen
- Long Lease 152 Years
- Close to The Beach
- Chain Free Vendor



### Why you'll like it

Situated in close proximity to the Award Winning Beaches of Bournemouth and Boscombe Town Centre is this ground floor apartment in a converted building. The building was a former Hotel before being converted.

The development offers a security phone entry system, and off street parking. Once inside the communal hallway and staircase lead you to all floors in the building. The property comprises of 1-double bedroom with the bedroom benefiting from a door leading you to some communal outside space. There is enough room for the wardrobes and the room has been decorated with feature wall. The property has a great bathroom that is tiled from floor to ceiling and boasts a full size bathtub with shower over the tub, white W/C, white hand wash basin, glass shower screen and wall mounted mirror.

The modern kitchen is a very clean and tidy space and is separate to the lounge. The kitchen offers a cool blue tiled splash back, a good amount of worktop space, electric oven, gas hob, under and over counter storage and space for the fridge freezer and washing machine.

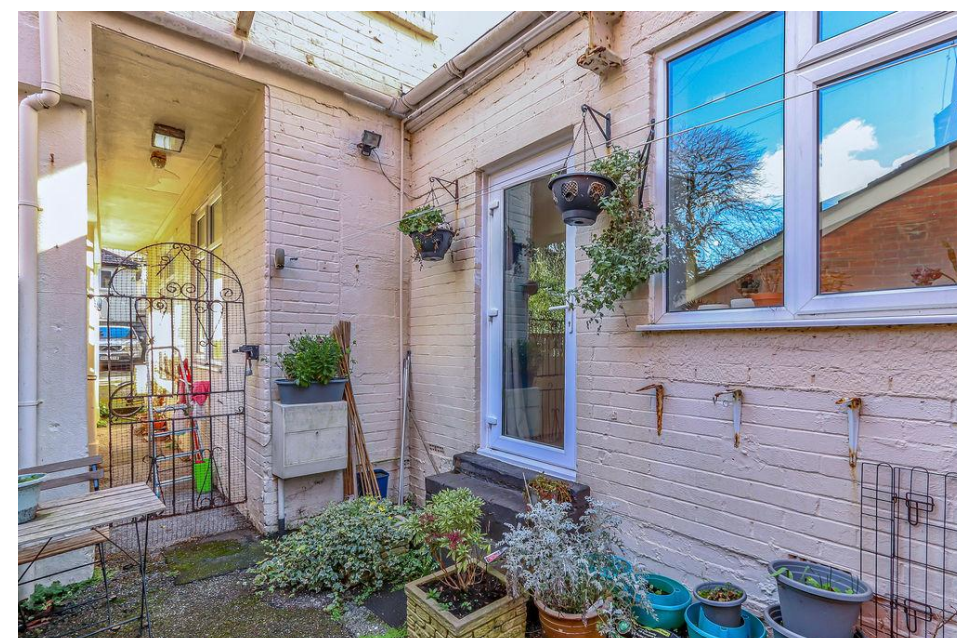
The lounge is a nice space to come home to and benefits from laminate flooring, a bay window area and houses the very well maintained boiler. The apartment also benefits from gas central heating, and double glazed windows. There is off street parking for one car. The property has the added benefit of a long lease comprising of 152 years remaining, a share of the freehold and is offered chain free.

Boscombe is a short walk away and boasts lots of independent stores, boutiques, coffee shops, bars and restaurants. Bournemouth Town Centre is also a short distance away offering a number of shops, activities and attractions. The Award Winning Sandy Beaches of Bournemouth are just a 10 minutes' walk away.

This property would make an ideal first time buyer property or investment property with an expected rental income of £850.00pcm.

### Agent Notes

- Tenure – Share of the freehold
- Lease Length – 152 years remaining
- Service charge – £1900.00 per annum
- Ground Rent - Peppercorn
- Holiday Lets – Not Permitted
- Pets – Permitted
- All mains utilities are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

