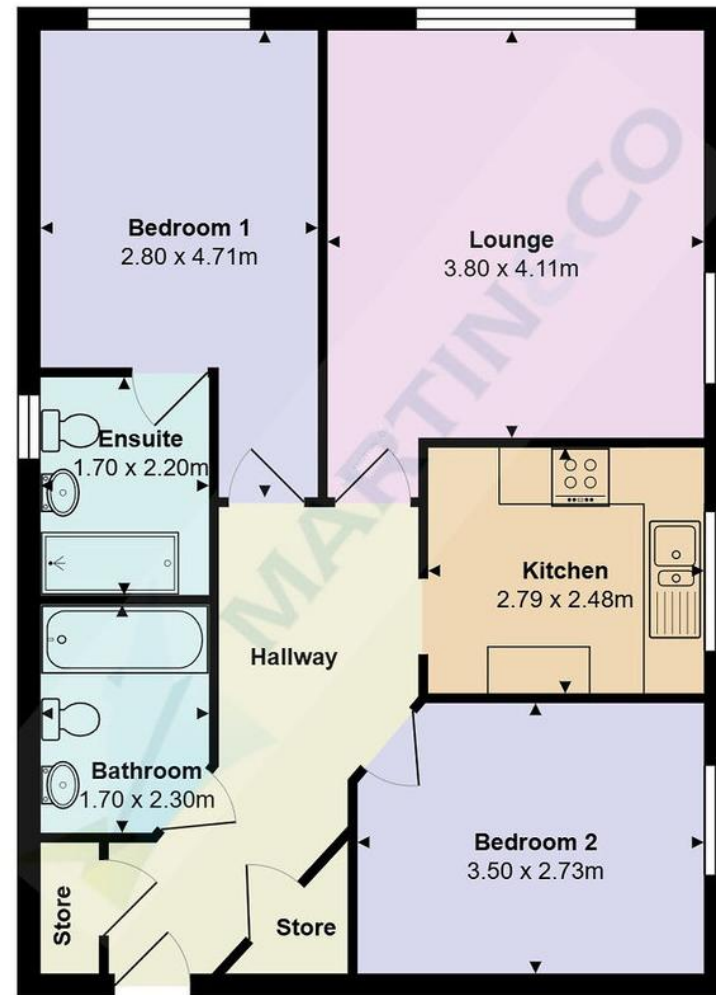


Property Location Charminster



Total Area: 63.8 m²

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.

Richmond Park Road, Bournemouth

Asking Price Of £225,000

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

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





Ground Floor Apartment

Well Presented

2 Double Bedrooms

Great First Time Buy

Share of Freehold

Gas Central Heating

106 Year Lease

Allocated Parking

Great Investment

Tax Band C



Why you'll like it

Welcomed to the market is this immaculately presented ground floor two double bedroom apartment. Positioned in a stylish purpose built modern development, the property is conveniently located and is just a short walk to all of the bars shops, restaurants and local amenities of Charminster. The property is also positioned in convenient location just 2 miles from Bournemouth train station, and with Bournemouth Town Centre a little further on.

As we enter the building we find a clean and neutral décor throughout the hallways and staircase leading us to all floors in the building. Step into the flat and you are greeted with a nice entrance hallway that leads us to all principle rooms in the property and offers two cupboards ideal for storage.

The family bathroom sits just to the left of the hallway and benefits from partially tiled walls, white hand wash basin, white W/C, heated chrome towel rail, and full size bathtub with built in shower over the tub.

As well as the modern fitted bathroom the property also boasts an En-Suite shower room to the master bedroom, offering a white W/C, white hand wash basin, large walk in shower and heated chrome towel rail.

The property has a very good size lounge and this is a great room to come home to after a long day. The lounge is light and bright with floor to ceiling windows and has plenty of space for a sofa dining table and coffee table.

The kitchen is a very modern space and offers plenty of, built in storage cupboards, integrated appliances including Gas Hob, oven, and Extractor Fan. There is also space for a freestanding fridge/freezer and washing machine. The kitchen also benefits from a tiled floor ceiling down lights and window.

The two bedrooms are very good sizes and offer more than enough space for both children and adults, with the master bedroom benefiting from the En-Suite Bathroom.

The building offers allocated off road parking of one car as well visitors parking. This property would make for an ideal first time buyer property or as an investment property with an expected monthly rent of £1250.00pcm.

Agents Notes

- Tenure - Leasehold
- Lease Length - 106 Years
- Service Charge - -£1545.00
- Ground Rent - £247.50
- Pets Permitted - Not Permitted
- Holiday Lets - Not Permitted

