



Property Location Durley Chine

FIRST FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



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.

Durley Gardens, Bournemouth

Asking Price Of £425,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

2-Double Bedroom Flat

First Floor Apartment

Large Walk-in Wardrobe

1064 sqft of Living Space.

Holiday Lets Allowed

Located in Durley Chine

Minute's Walk To Beach

Peppercorn Ground Rent.

Share Of Freehold

Chain free Vendor



Why you'll like it

Welcomed to the market in this prestigious location is this large two double bedroom apartment overlooking Bournemouth's wonderful coastline of sandy beaches and blue sea. Built in 1860 the building consists of 10 flats and the property can be accessed via the stairwell or lift.

The property is located on the first floor and as we step out of the lift we find a clean and welcoming communal hallway that provides ample space and access to the apartment. Once inside we find over 1154 sqft of living space and a hallway that leads us to all principle rooms in the property. A glazed door provides access to the emergency fire escape for the building.

The lounge is a truly superb room that has been tastefully decorated and provides double doors leading to the hallway/kitchen as well as offering a full length window, plus an additional door out onto your very own private enclosed balcony. The balcony is a an epic sun trap and offers amazing views of the tree lined cliff top and sea beyond it. Take an amazing stroll along the cliff top where you can enjoy the sun and the amazing views of the Bournemouth Coastline.

The semi open plan kitchen is fully fitted and offers double aspect windows,

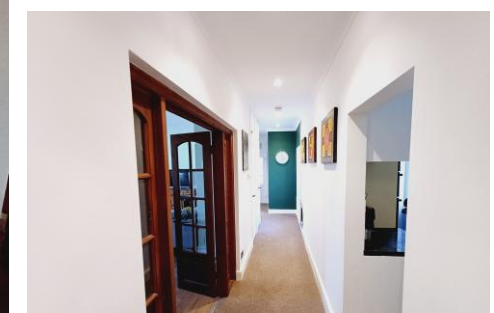
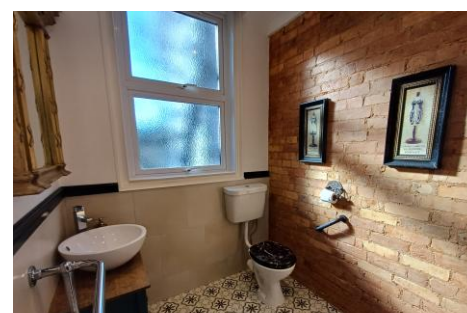
4-burner Gas Hob, eye level oven, eye level grill, ample cupboard space over and under counter, UBM extractor, space for a fridge/freezer, washing machine, dishwasher. And stainless steel sink/drain unit.

The master bedroom sits with a south-facing aspect offering views out over Durley Gardens and the cliff top. The master bedroom boasts a fantastic walk-in wardrobe with hanging space, draw space and shelf space.

Sitting adjacent to the master bedroom and walk-in wardrobe is the properties very stylish bathroom. There is a New York Loft feel to the bathroom with an amazing exposed brick work feature wall, patterned Mediterranean style floor, modern fitted hand wash basin with under sink storage cupboard mixer tap, radiator, towel rail and a fully fitted walk-in shower with shower curtain.

The second bedroom provides a very designer feel to the room and boast a large wall of wardrobes offering plenty of closet space. There is a west facing window in the bedroom

The property offers one allocated parking space in the car park.
Agent Notes
Tenure -Share of The Freehold
Length of Lease – New 999 Year lease granted on completion
Service Charge - £2200.00per annum
Ground Rent - £0 per annum
The property Allows Pets.
The property Allows Holiday Lets
All mains Utilities are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		