

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.



Florence Road, Bournemouth

Offers Over £210,000

- Chain Free
- Ground Floor Apartment
- En-Suite to the Master
- Well Maintained Building
- Allocated Parking
- 165 Year Lease
- Superb Location Near By 5*
- Beaches
- Separate Kitchen
- Private Enclosed Garden
- Visitors Parking
- Potential Yield of 6.8%



Why you'll like it

Superb Two Double Bedroom, Two Bathroom, Ground Floor Garden Flat with Allocated Parking and 165 Year Lease. Access via secure intercom system, private patio doors or via the rear gate. Offered with vacant possession, the property offers well maintained communal hallway, a welcoming entrance hall, lounge/diner with doors to the private rear garden, separate fitted kitchen, storage, two double bedrooms and an en-suite shower room to the master bedroom.

Boscombe, a vibrant suburb of Bournemouth, is ideally located between Bournemouth town centre and Southbourne, offering a mix of independent shops and popular retail chains. The award-winning sandy beaches, iconic pier, promenade, and beautifully landscaped Chine Gardens have all benefited from significant investment. The area boasts a lively seafront scene with restaurants, a surf school, and trendy bars and bistros.

For commuters, Pokesdown and Bournemouth stations provide direct links to Southampton, Southampton Airport, and London Waterloo, while Bournemouth International Airport (just 6 miles away) offers a range of flights to European destinations.



Agent's Notes:
 Tenure: Leasehold
 Lease: 166 Years Remaining
 Ground Rent: NIL
 Service Charge: £1,568.96 per annum
 Council Tax: Band C
 Holiday Lets - TBC
 Pets - TBC

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

