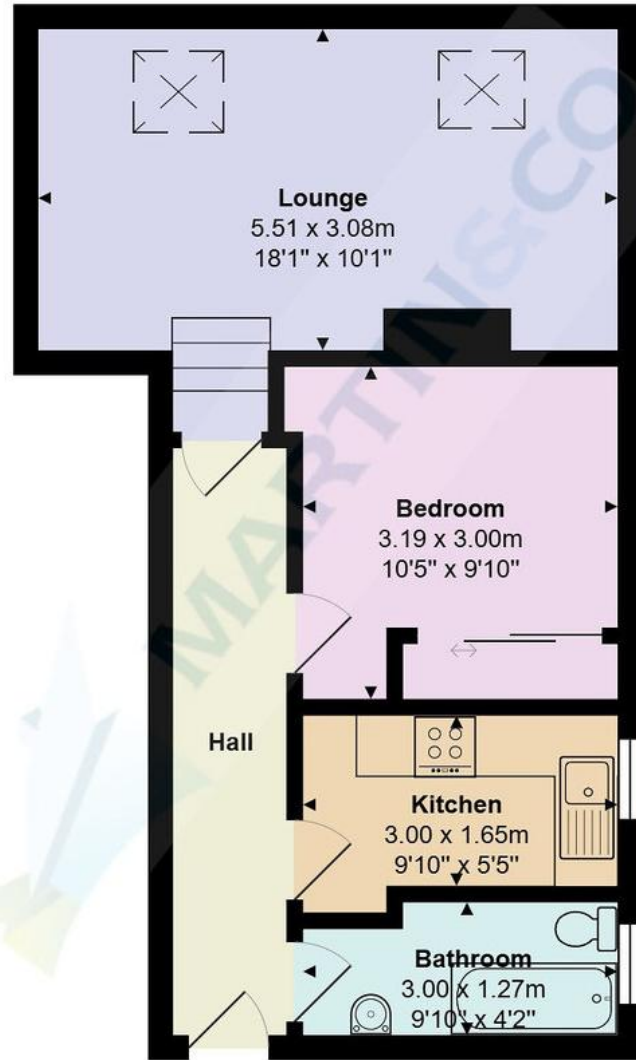




## Property Location Charminster



Total Area: 45.0 m<sup>2</sup> ... 484 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.



## Beechey Road, Bournemouth

Asking Price Of £150,000

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

**01202559922**

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



No Forward Chain

Well Presented

Separate Kitchen

Off Road Parking

Mid Floor Apartment

Long Lease

Superb Location

Gas Central Heating

Council Tax Band B

Near By Town Centre



### Why you'll like it

A well presented one double bedroom mid floor apartment situated in the sought after Dean Park/Charminster location. The converted home has feature high ceilings and a unique layout and comprises a welcoming entrance hallway, separate kitchen, three piece bathroom with extractor fan, steps to the lounge/dining room with Velux windows and a double bedroom with fitted wardrobes and sliding mirrored doors. Outside there is off-road parking.

Situated in the Popular Bournemouth location with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. There is a main line train station at Bournemouth (0.4 miles) which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport offers a varied schedule of flights to a number of European destinations.

Lease Length: 155 Years Remaining  
 Ground Rent: Peppercorn  
 Maintenance: £2,694.58 Per Annum  
 Epc: Rating D  
 Council Tax: Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
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 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.

