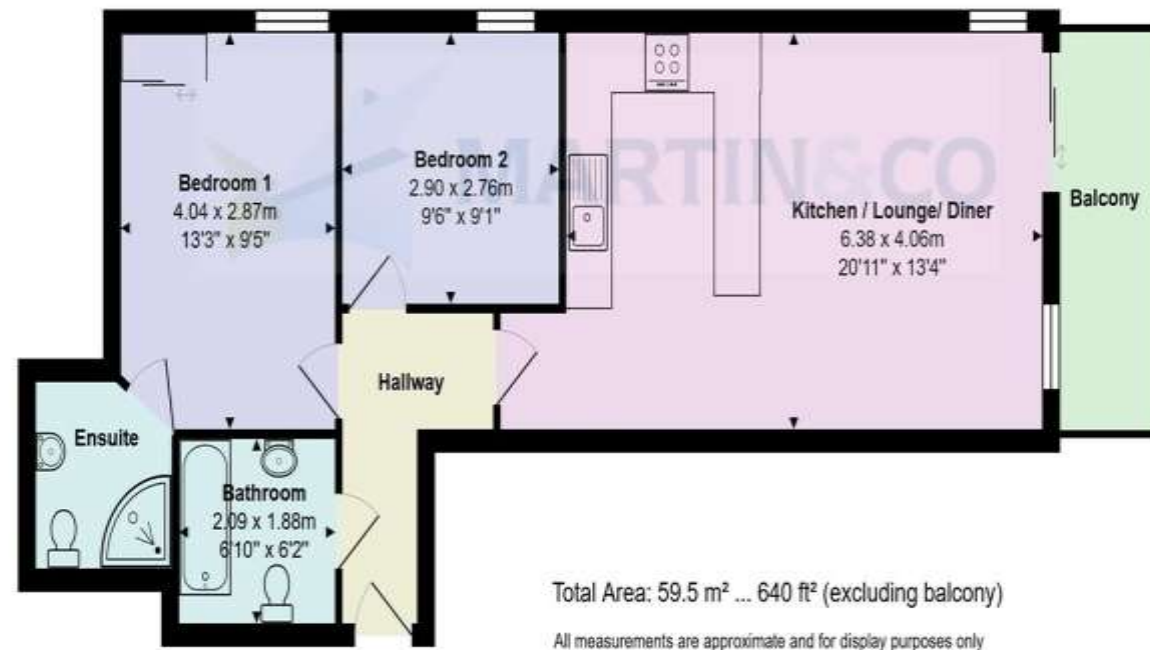


Property Location Westbourne



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.

Studland Road

Asking Price Of £350,000

Top Floor

Two Double Bedrooms

No Chain

Two Parking Spaces

Close to Beach

Shared Freehold

Modern Fittings
throughout

Tax Band D

Long Lease



Why you'll like it

The property is situated on the top floor which can be accessed via a lift or stairs through well presented hallways. A private front door then leads into the entrance hall.

The open plan kitchen living room is a particular feature of the property, there is ample room for a dining table and access onto the balcony via sliding patio doors. The kitchen is open plan to the lounge and benefits from a range of base and eye level work units with integrated appliances and a breakfast bar area. The balcony is a good size and benefits from sea views.

There are two double bedrooms both with space for free standing furniture and the added benefit of an en suite shower room to the master bedroom and fitted wardrobe. There is also a family bathroom with a suite comprising of a WC, wash hand basin and panelled bath with shower above.

Two secure parking spaces are conveyed with the property alongside several visitor bays. There is a locked storage/bike area in the underground parking.

Agent's Notes:

Tenure: Share of Freehold
Lease: 106 years Remaining
Service charge: £2,543.82 per annum
Ground Rent: NIL
Holiday Lets: TBC
Pets: TBC
Parking: ALLOCATED

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



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

