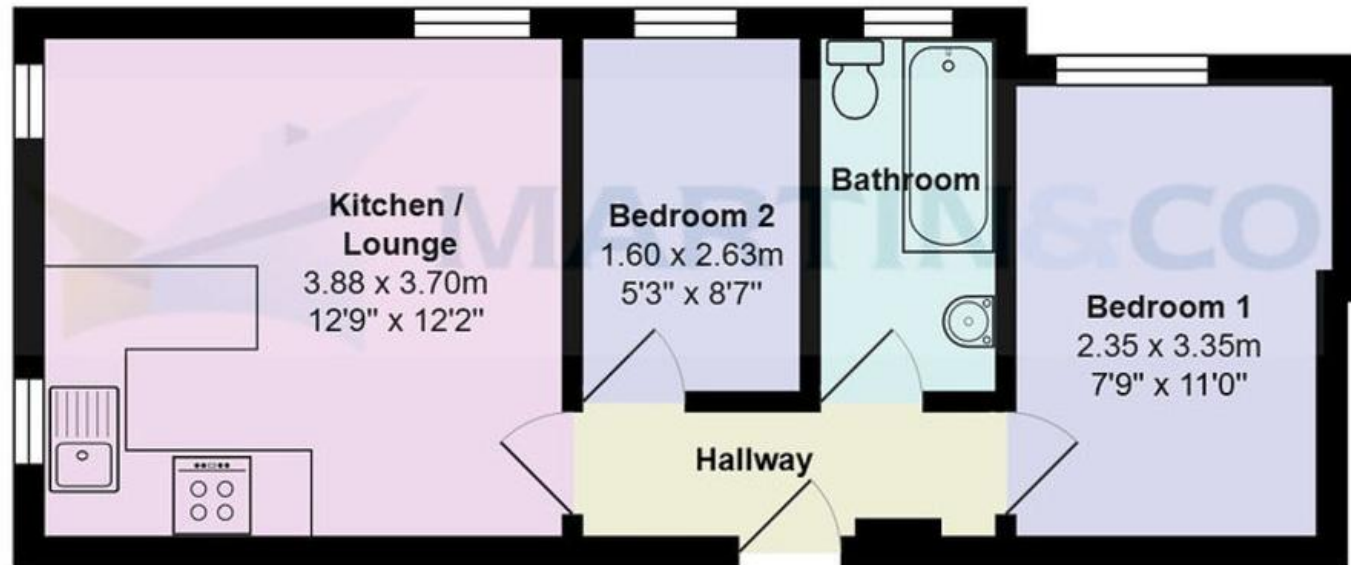


Property Location Boscombe Spa



Total Area: 34.6 m² ... 373 ft²

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.

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



Sea Road, Bournemouth

Asking Price Of £269,000

MARTIN&CO

Holiday Lets Permitted

Lease of 999 Years

Pets Permitted

Share of the Freehold

2 Bedroom Apartment

Large Roof Terrace

0.4 Miles to The Beach

Off Street Parking

Coastal Location

Chain Free Vendors



Why you'll like it

An Amazing Chance to Purchase a Holiday Let property with Large Roof Terrace

The Iconic Iona development is an Art Deco Marine Building, situated just a short stroll from Boscombe Pier and the beautiful soft golden sandy beaches of Bournemouth. The building is situated in a superb holiday location and ideal for beach lovers, with plenty of things to do in and around the area, including many walks with stunning views, local entertainment and restaurants. The high street in Boscombe has much to offer with delicatessens, supermarkets, as well as local independent shops and major high street retailers. There are a number of attractions up and down the Bournemouth coastline for singles, couples and families to enjoy.

Martin and Co welcome to the market this two bedroom apartment, situated just moments to Boscombe Pier, Beach, allowing HOLIDAY LETS. With a Share of the freehold, and a new lease of 999 years offered, this is an ideal chance to purchase a modern apartment boasting a large private roof terrace with amazing views of the sea.

The property is situated on the 2nd floor which can be accessed via the communal staircase leading to all apartments in the building. As we enter the property we step into the entrance hallway that leads us to all

principle rooms in the property. To the right we find the master bedroom complete with built in wardrobes and large window flooding the room with light. The second bedroom is ideal for the kids offering space for a single bed or bunkbeds.

The bathroom separates both bedrooms and offers a white 3-piece suite including a full size bathtub, white W/C, White hand wash basin, extractor fan, glass shower screen and shower over the bathtub. The bathroom is fully tiled from floor to ceiling.

The property offers a combined kitchen/lounge/dining space. The kitchen itself has solid black work surfaces, over and under counter cupboards, electric oven, washing machine and extractor hob. The property also benefits from gas central heating, TRIPLE glazed windows, and cavity insulation in all external walls.

The property also benefits greatly from a large roof terrace, allowing you or your guests to soak up the sun or to enjoy dinner and drinks. This is a truly ideal space to relax or entertain family and friends.

Parking can be found at the front of the building and is allocated for one car.

The internal communal areas of the building are due to be refurbished in September 2025.

Agent Notes

Tenure – Share of The freehold
Lease Length – New 999 years Lease Granted
Service Charge - £1260.00
Ground Rent - £0
Council Tax – Band A
Holiday lets – Permitted
Pets – Not Permitted
Mains Utilities are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

