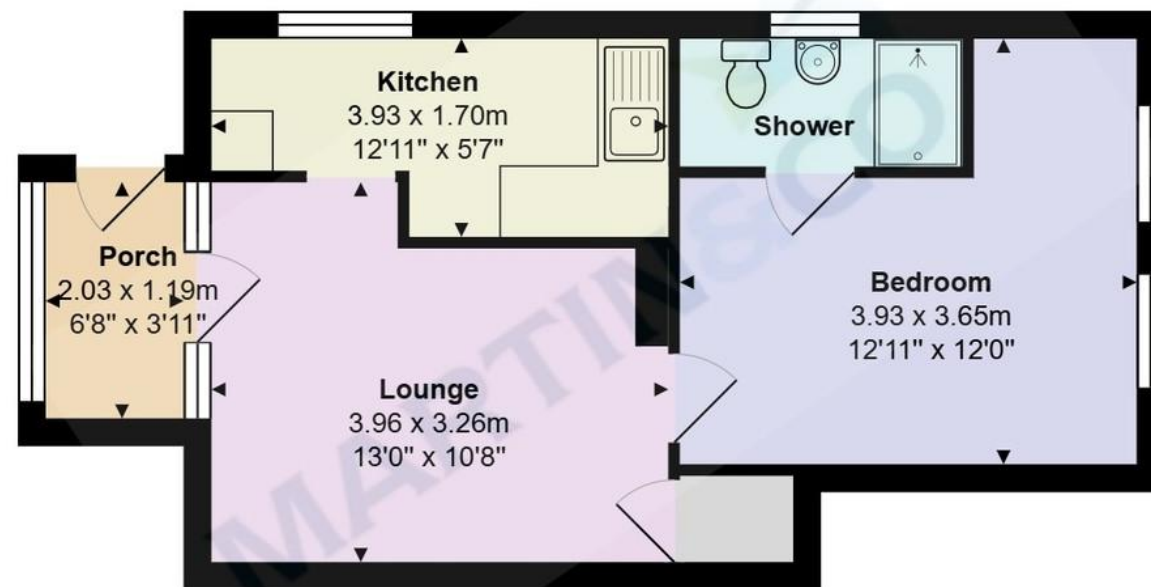


Property Location

Pokesdown is a vibrant and increasingly popular suburb of Bournemouth, located between Boscombe and Southbourne, approximately two miles east of Bournemouth town centre. Well connected by road and rail, with its own mainline railway station offering direct services to Bournemouth, Southampton and London Waterloo, it is a convenient location for commuters and those seeking excellent transport links.



Total Area: 36.2 m² ... 389 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.

Morley Road, Bournemouth

Asking Price Of £120,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>





MARTIN&CO

Key features:

- Ground Floor Flat
- Share Of Freehold
- Sold with Brand New Lease
- Double Bedroom
- Private Entrance
- Private Patio Garden
- Two Garden Sheds
- Garage En Bloc
- Council Tax Band A
- Gas Central Heating
- Prime Location



Why you'll like it

CHAIN FREE Situated in a highly sought-after location just moments from Bournemouth's award-winning beaches, local amenities and excellent transport links, this well-presented ground floor apartment offers an exceptional opportunity for first-time buyers, investors or those looking to downsize.

The property benefits from well-proportioned accommodation throughout, with a bright and welcoming living space, a well-appointed kitchen, a comfortable double bedroom and a bathroom. One of the standout features is the private enclosed garden, providing a wonderful outdoor space for relaxing, entertaining or gardening – a rare advantage for an apartment in such a desirable location.

Further benefits include a garage situated en-bloc, offering secure parking or additional storage, a share of the freehold, gas central heating and double glazing throughout. The property is offered with Council Tax Band A, making it an economical choice for owner-occupiers and landlords alike.

Located in the ever-popular Boscombe East area, Morley Road enjoys easy access to Bournemouth's vibrant town centre, Southbourne Grove, beautiful sandy beaches, scenic cliff-top walks and a range of shops, cafés and restaurants. Excellent transport links and nearby train stations provide convenient connections for commuters.

This attractive apartment represents an excellent investment opportunity or an ideal first home, combining a prime coastal location with desirable features rarely found at this price point. Early viewing is highly recommended.

Agent's Notes:

Tenure: Share of Freehold
Lease: 56 Years remaining
Lease: In the process of being extended by current owner
Council Tax Band: A
Service Charge: As of when
Ground Rent: £0
EPC: D
Pets Allowed: Ask Agent
Holiday Lets: Ask Agent

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

