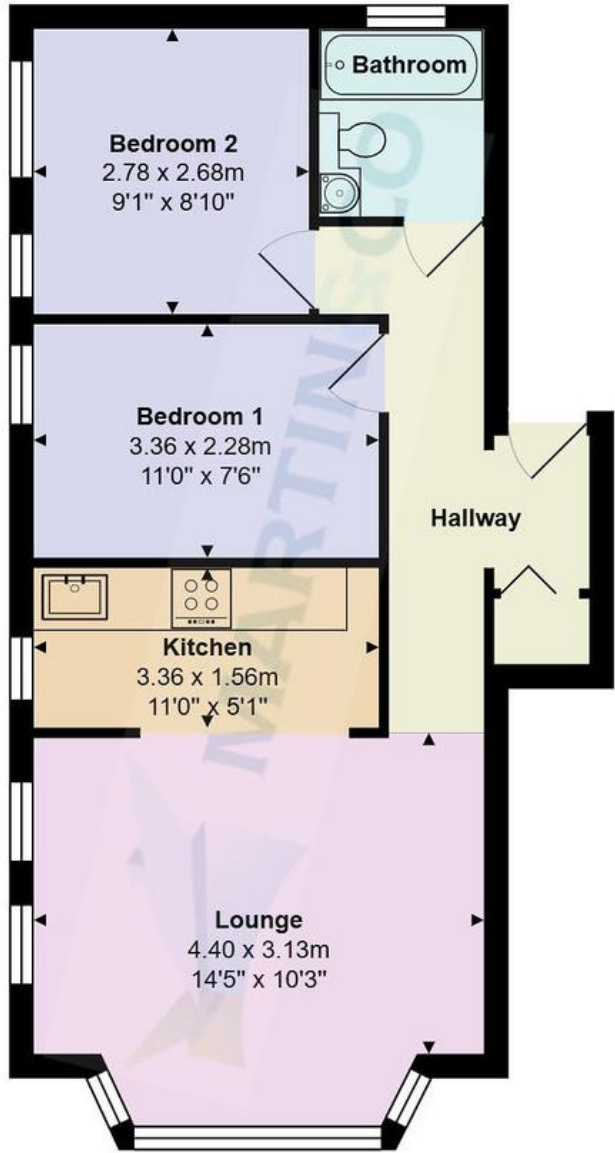


Property Location
Bournemouth



Total Area: 48.0 m² ... 517 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.



Lansdowne Road, Bournemouth

Asking Price Of £224,950

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

01202559922
<http://www.bournemouth.martinco.com> MARTIN&CO



Two Bedroom

152 Year Lease

Secure Intercom Entry System

Three Piece Bathroom

No Forward Chain

Extremely Well Presented

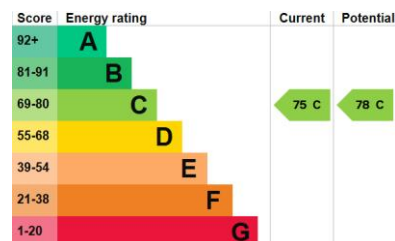
Good Storage

Near Award Winning Beaches

Long Lease

Garage & Allocated Parking

Tax Band - B



Why you'll like it

Well-Presented Two-Bedroom Apartment with Garage and Communal Gardens

Offered with no forward chain, this extremely well-presented two-bedroom, one-bathroom apartment offers a comfortable and modern living space extending to approximately 46 square meters. Situated within a well-maintained building, the property is accessed via a secure intercom entry system leading to a smart communal hallway featuring elegant stained glass windows and a traditional staircase with banister.

The apartment itself boasts a bright and spacious open plan kitchen/living area, ideal for cooking, dining, and relaxing. This welcoming space benefits from dual aspect windows, including a bay window, high ceilings, and plenty of natural light. The modern fitted kitchen features a range of wall and base units with worktops over, a four-point hob with oven and extractor, and space for a stacked fridge-freezer.

There are two well-proportioned bedrooms, both offering ample storage space, and a stylish three-piece bathroom comprising a vanity wash hand basin, WC, and bath with fitted shower over. A window provides ventilation, and a wall-mounted heated towel rail adds a touch of luxury.

Further benefits include full double glazing and central heating throughout, as well as generous storage within the apartment.

Externally, the property enjoys attractive communal gardens, allocated off-road parking, and a private garage, providing excellent convenience and practicality.

This property combines character and modern living in a secure and attractive setting-perfect for first-time buyers, downsizers, or investors alike.

Situated in the vibrant coastal town of Bournemouth, this property enjoys close proximity to the town's renowned sandy beaches and scenic promenade, perfect for walking, running, or cycling. Just a short distance away lies Bournemouth Town Centre, offering an excellent selection of shops, restaurants, bars, and popular attractions including the Bournemouth Pier, Oceanarium, cinemas, and the modern BH2 Leisure Complex. For commuters and travellers, Bournemouth's mainline train station provides direct services to London Waterloo, Southampton, and Southampton Airport, while Bournemouth International Airport offers a wide range of flights to various European destinations, making this location as convenient as it is desirable.

Tenure: Leasehold
Lease Remaining: 152 Year Lease
Ground Rent: £200 per annum
Service Charge: £ 726.71 per six months
Pets Permitted: Via consent
Holiday Rentals Permitted: Not Permitted
Management Company: Mallorie Estates
Estimated Rental Return: £1,200
Gas Central Heating: 5 Years Old
Gross Yield:
EPC: C
Tax Band - B
Parking: Allocated x 1
Garage: Far Right (Block of Two)

