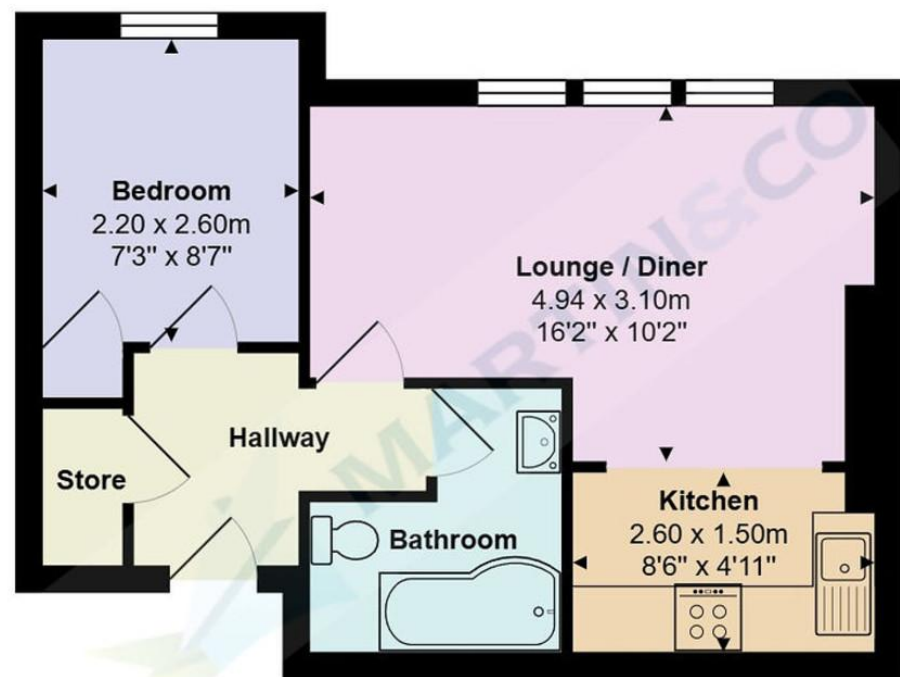


Property Location  
Durley Gardens



Total Area: 33.5 m<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.

**Martin & Co Bournemouth**  
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Durley Gardens, Bournemouth

Asking Price Of £118,000





No Forward Chain

One Double Bedroom

Sought After Cliff Top Location

Superb First Time Buy

Suburb Buy to Let Investment

Second Floor

Minutes Walk From Beach

Share of Freehold

One Double Bedroom

Extremely Well Presented

Near By Town Centre

Council Tax Band A



Why you'll like it

An extremely well presented one double bedroom second floor apartment situated by the sea. The property is well-maintained and is accessed via a secure intercom entry system. Upon entering the property you are greeted by a welcoming entrance hallway, there is storage available from the hallway and the double bedroom located straight ahead. The modern three piece bathroom is situated to the right. Further more you walk through to the light and airy living room, which offers ample space for relaxing and dining, and there is an opening to a modern fitted kitchen. A unique position and superb property that would make a great first time buy, investment or second home.

Situated on the Cliff Top, Bournemouth's award-winning Sandy Beaches, with its Promenade ideal for walking, running, and cycling. Close to Bournemouth Town Centre (0.5 miles) with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas, and the new BH2 Leisure Complex. There is a main line train station at Bournemouth (1.7 miles) which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport, which is only 6 miles away, offering flights to a vast selection of different European destinations!!

Agent Notes:  
Tenure: Leasehold  
Remaining: 87-Year Lease  
Service charges: £1,344 pa  
Annual ground rent: £50 pa  
Pets: Not Permitted  
Holiday lets: Not Permitted  
Council Tax:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 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.

