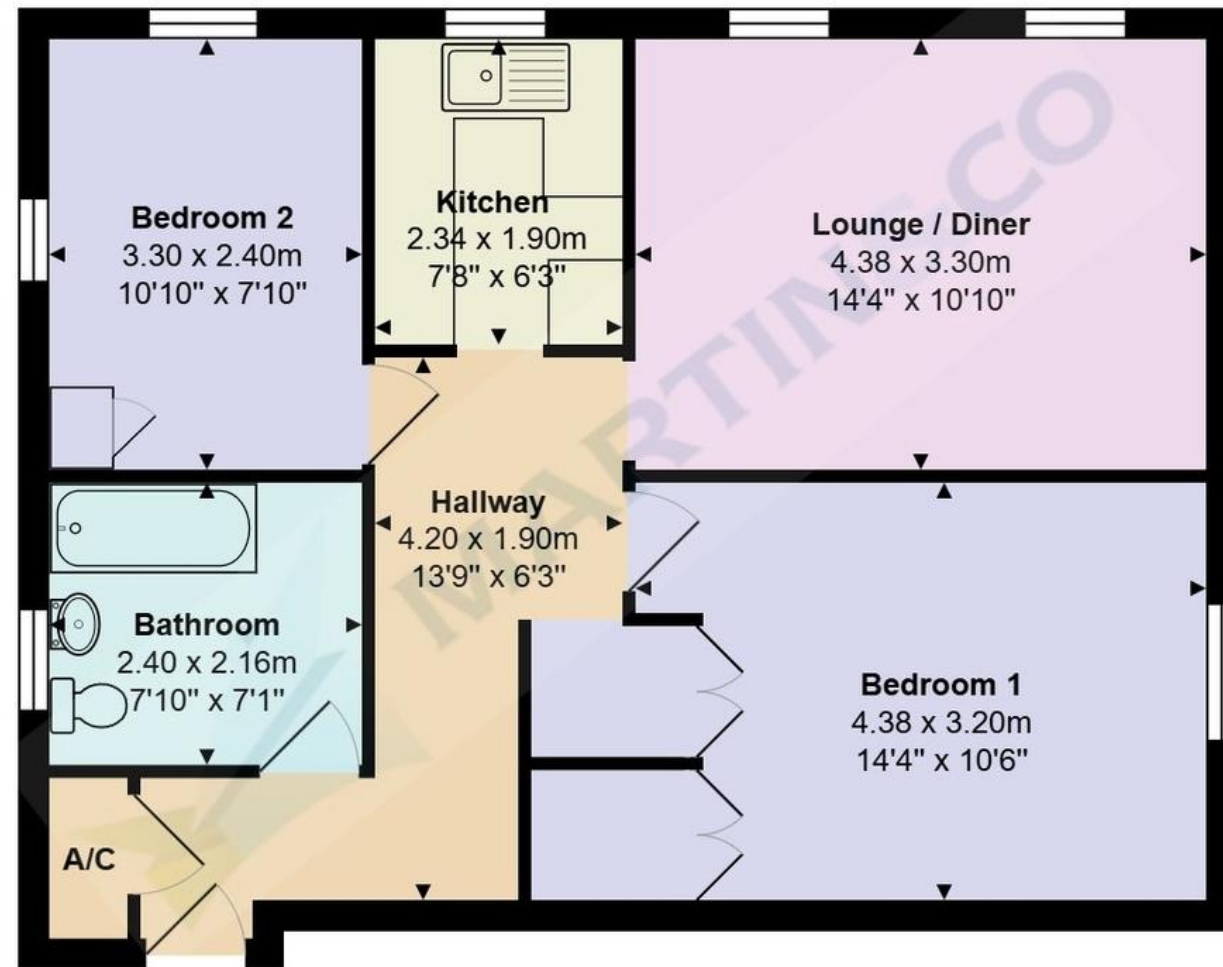


Property Location Bournemouth



Total Area: 59.1 m² ... 636 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.



Christchurch Road, Bournemouth

Asking Price Of £190,000

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

01202559922

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



No Forward Chain

Two Bedrooms

Of Road Parking

Share of Freehold

Sold w/ Vacant Possession

Near By Sandy Beaches

985 Years on Lease

Requires Modernisation

Well Maintained Building

Council Tax Band - A



Why you'll like it

Offered with no forward chain and sold with vacant possession, this spacious two-bedroom apartment presents an excellent opportunity for buyers seeking a coastal home or investment property within easy reach of Bournemouth's renowned award-winning sandy beaches.

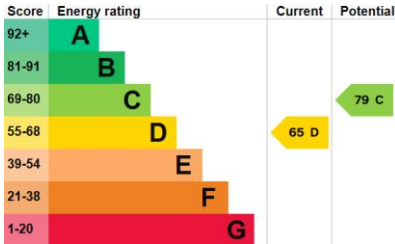
Situated within the attractive and well-maintained Exbourne Manor, this ground floor apartment benefits from a share of freehold, a lengthy 985-year lease, and off road parking.

The accommodation comprises two well-proportioned bedrooms, a bright living area, separate kitchen, and family bathroom. While the property would benefit from modernisation, it offers outstanding potential to create a stylish seaside residence tailored to your taste.

Residents enjoy the beautifully maintained communal gardens and grounds, adding to the appeal of this desirable development.

Located within walking distance of Bournemouth's vibrant town centre, local shops, and transport links, this property combines convenience, space, and investment potential in a sought-after coastal setting.

Agents Notes-
Tenure: Share of Freehold
Lease - 985 Years
Council Tax: A
EPC - D
Parking: Off Road Parking
Heating: Electric Heating



1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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.

