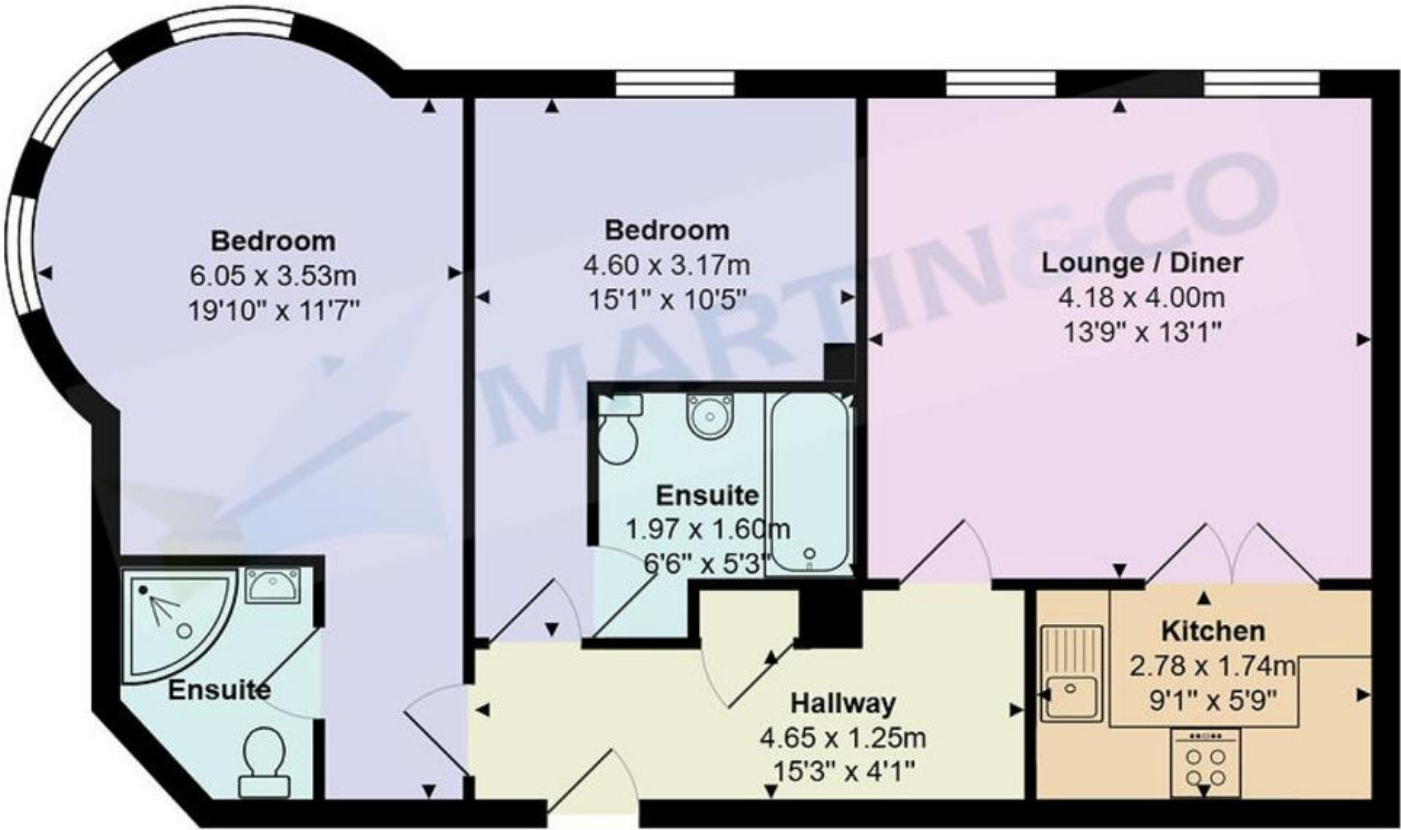


Property Location
Boscombe Spa



Total Area: 62.8 m² ... 676 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.



Burlington Mansions Boscombe Spa

Asking Price Of £275,000

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

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



- Holiday Lets Permitted (Airbnb)
- Chain Free
- Iconic Grade II Listed Building
- Share of Freehold
- Allocated Parking
- Near By 5* Sandy Beaches
- Immaculately Presented
- En-Suites to Both Bedrooms
- Two Double Bedrooms
- Communal Gym
- Concierge Service
- Large BBQ Area
- Mature Communal Gardens
- 975 Year Lease



Why you'll like it

A two double bedroom, two en-suite bathroom apartment situated in an exclusive development positioned on the south coast in Bournemouth with near by access to the promenade and award-winning beaches.

This high specification apartment, benefitting from no forward chain, is offered in an excellent decorative order, comprising a welcoming entrance hallway, living/dining room, kitchen with integrated appliances, two double bedrooms, with the master bedroom benefitting from a en-suite shower room and bedroom two with an en-suite bathroom.

The sense of exclusivity starts at the secure grand entrance lobby with the added benefit of lift access to all floors, included there are services of concierge, terrace with BBQ, well equipped communal gym, games room and well maintained grounds, All free to use for the residents of Burlington Mansions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furthermore, the development benefits from parking with one allocated parking space conveyed with the apartment.

Location: The Burlington Mansions Development, situated in highly regarded Boscombe Spa, is enviably positioned on the south coast, with near by access to the promenade and Boscombe's sandy beaches. A perfect location to swim, surf, run, soak up the sun, play beach volleyball, cycle or stroll along the prom to Boscombe Pier gives easy access to local beachfront restaurants, cafes, and beautifully maintained, Green Flag award-winning Boscombe Cliff Gardens and Boscombe Overcliff Local Nature Reserve.

Agent's Notes:

Tenure: Share of Freehold
Term: 999 years from 29 September 2001
Remaining Years: 975
Service charges: £2,370.98 per 6 months
Annual ground rent: NIL
Pets: permitted via consent
Holiday lets: Permitted
All mains connected
Parking: One allocated parking space
EPC: B

