

**FOR SALE**



**Boscombe Spa**

**Studio Apartment**

**Asking Price Of £137,000**

**MARTIN&CO**



No Forward Chain  
Well Presented Throughout  
Superb First Time Buy or Investment  
Third (Top) Floor Studio Apartment  
Near By 5\* Award Winning Beaches  
Leasehold: 994 Years Remaining  
Service Charge: £640 Per Annum  
Secure Intercom Entry System  
Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	24 F	
1-20	G		

#### Well-Presented Third (Top) Floor Studio Apartment

Offered with no forward chain, this extremely well-presented studio apartment offers a comfortable and modern living space extending to approximately 32 square meters. Situated within a well-maintained building, the property is accessed via a secure intercom entry system leading to a smart communal hallway with stairs to all floors.

The apartment itself boasts a well-lit living area, a separate kitchen ideal for cooking. This welcoming property benefits from plenty of natural light. The fitted kitchen features a range of wall and base units with worktops over, a four-point hob with oven under, and space for washing machine.

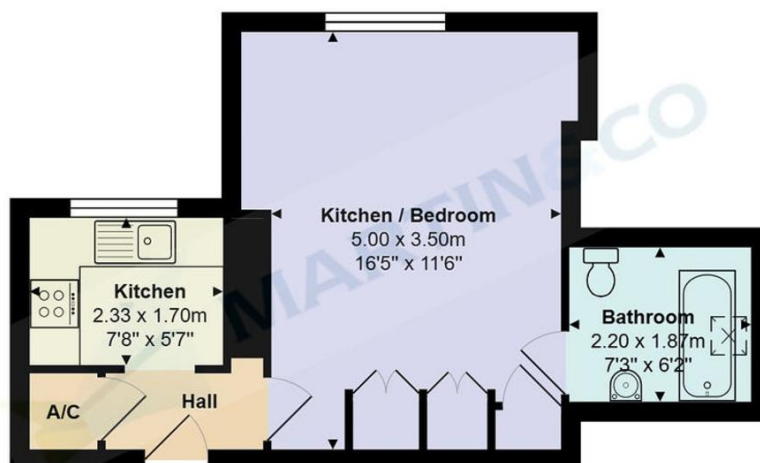
The living room offers ample storage space with fitted wardrobes including pull down/push up Murphy Bed, and a neutral, stylish three-piece bathroom comprising a wash hand basin, WC, and bath with fitted shower over. A window provides ventilation.

Further benefits include full double glazing and electric heating throughout.

Externally, the property enjoys attractive surroundings and nearby gardens, nearby on-road parking.

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.



Total Area: 31.2 m² ... 336 ft²

All measurements are approximate and for display purposes only

#### Martin & Co Bournemouth

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

01202559922

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



**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.