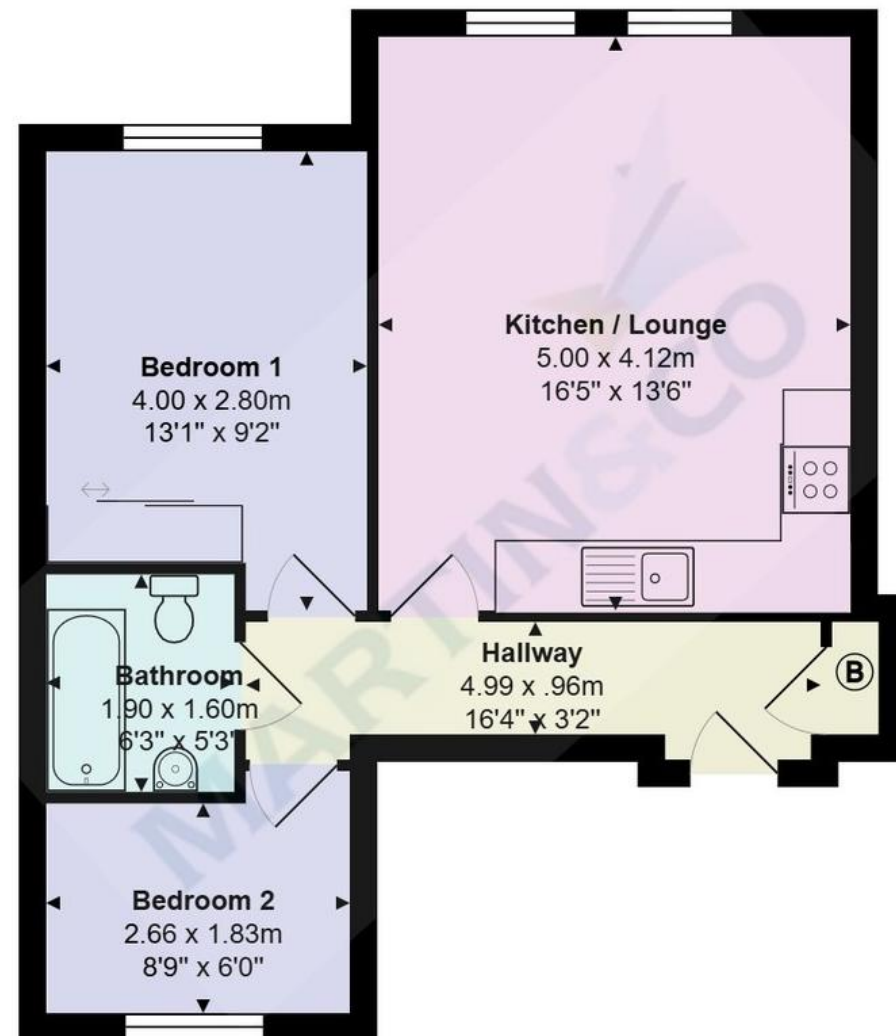


Property Location Bournemouth



Total Area: 46.7 m² ... 503 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.



Kings Park Drive, Bournemouth

Asking Price Of £185,000

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

01202559922

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



- Modern Apartment
- Two Bedrooms
- Open-Plan Kitchen/Reception
- Plush Family Bathroom
- Vacant Possession
- Allocated Parking
- No Forward Chain
- Long Lease 105 Years
- Tax Band – B
- Near 5* Beaches
- Great Investment Opportunity



Why you'll like it

DESCRIPTION This stylish 2-bedroom flat is ideally located in a sought-after area with excellent access to local amenities and transport links, making it perfect for professionals or first-time buyers.

The open-plan lounge and kitchen provides a bright and versatile living space, offering plenty of room for relaxing, dining, and entertaining. The kitchen is fitted with sleek white high-gloss units, granite-effect work surfaces, integrated appliances, stainless steel sink and oven, and contemporary tiled splashbacks.

The master bedroom is a generous double with a built-in wardrobe featuring smoke glass sliding doors, corner drawers, and matching bedside units, while the second bedroom provides a comfortable single, perfect as a guest room, home office, or hobby space. The modern bathroom features a panel bath with shower attachment, pedestal basin, W/C, fully tiled floor, and part-tiled walls.

The property also benefits from allocated off-road parking behind electric gates, offering convenience and security.

Well-presented throughout early viewing is highly recommended to fully appreciate this spacious, low-maintenance home. Call Martin & Co Bournemouth to schedule your viewing appointment.

Agent's Notes:
Tenure: Leasehold
Lease length: 105
Ground Rent: £250
Service Charge: 1,100 pa
Council Tax: B
Potential Rental Return: £1,100
Pets Permitted: No
Holiday Lets Permitted: No
All main utilities are connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
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 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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

