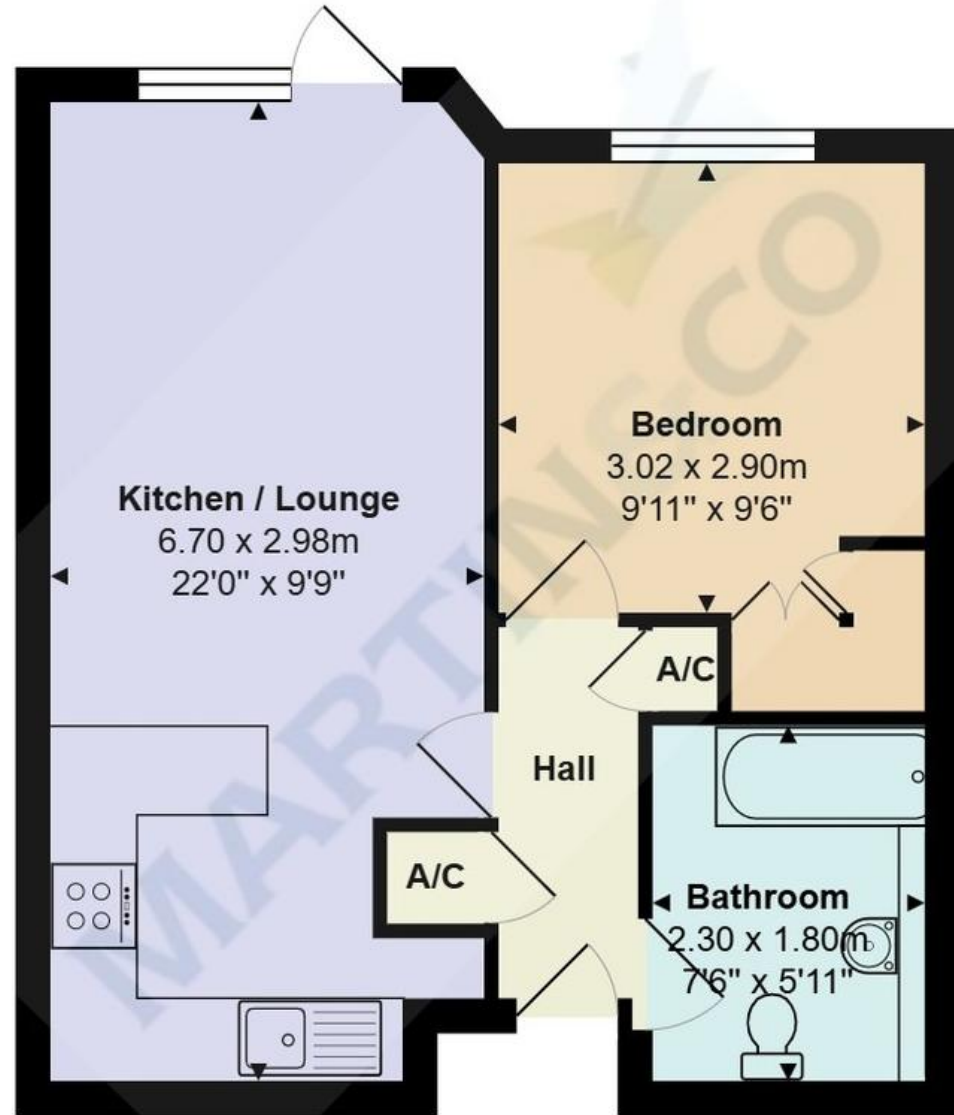




Property Location



Total Area: 38.0 m² ... 409 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.



Lansdowne Gardens, Bournemouth

Asking Price Of £82,500

Martin & Co Bournemouth
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01202559922

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



Ground Floor 1-Bed Apartment

Exclusively For The Over 55s

Bright & Spacious Lounge/Dining Room

Fitted Kitchen With Practical Layout

Double Bedroom With Fitted Wardrobes

Hallway With Useful Storage Cupboards

Secure, Development With Entry System

Access To Communal Gardens

Residents' Lounge And Facilities

Resident Parking Available On Site



Why you'll like it

This well-presented ground floor 1-bedroom retirement apartment offers a comfortable and low-maintenance lifestyle within a popular and well-kept development for the over 55s. Ideally located close to local shops, transport links, and community amenities, it provides a secure and welcoming home for those looking to enjoy retirement living.

The apartment is set on one level and features a bright and spacious lounge/dining area, designed to maximise natural light with a large window and plenty of space for both seating and dining. The adjoining kitchen is fitted with a good range of units, work surfaces, and appliances, offering practicality and convenience.

The generous double bedroom includes fitted wardrobes, providing excellent storage, while the bathroom is equipped with a bath, overhead shower, wash basin, and W/C. The property also benefits from additional storage cupboards in the hall.

As a ground floor apartment, it offers easy access, making it particularly convenient for those who prefer step-free living. Residents also enjoy access to landscaped communal gardens, a welcoming residents' lounge, secure entry system, and on-site parking. The development is tailored for retirement living, with a supportive community atmosphere and the reassurance of dedicated management services.

Agent Notes
Tenure: Leasehold
Remaining Lease:
Ground Rent: £132.28 pa
Service Charge: £2,966.56 pa
Parking: Residence Parking On Site
Tax Band: A
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 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.

