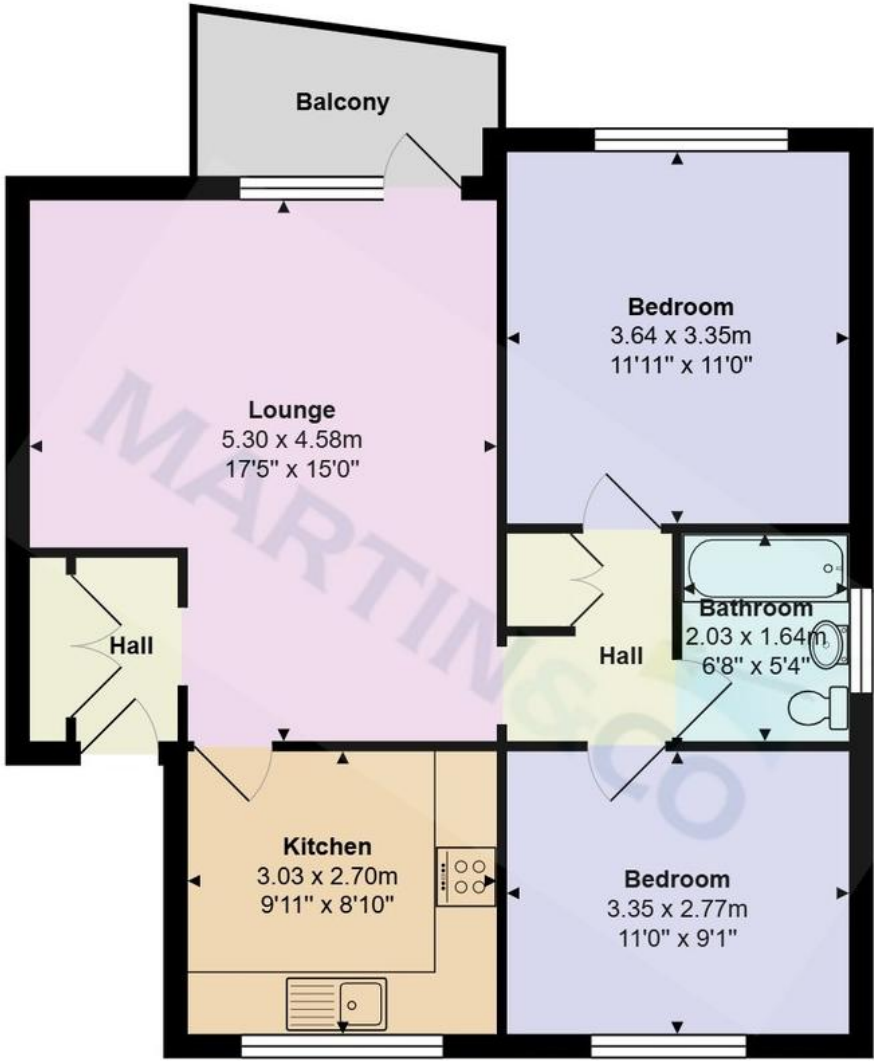


Property Location Bournemouth



Total Area: 62.8 m² ... 676 ft² (excluding balcony)

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.

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Sea Road, Bournemouth

Offers Over £285,000



- Walking distance to the Beach
- Garage
- Sea View
- Electric Heating
- Parking
- Two Double Bedrooms
- Short walk from a range of beachside bars and restaurants
- Top Floor Apartment
- Double Glazed Windows
- Ideal Holiday Home
- Great First Time Buy



Why you'll like it

A fantastic third floor apartment located just 150m from the beach front. Ideally situated just a short walk from a wealth of local shops and amenities in Boscombe, Bournemouth Town Centre is also just 1.5 miles distant. Within a few minutes you can be on award winning sandy beaches with access to a level promenade stretching from Sandbanks to Hengistbury Head and offering a range of beachfront restaurants and bars.

A secure intercom entry phone system gives access to well kept communal hallways. On entering the apartment the hallway benefits from a useful storage cupboard, then leading into the living room. The living/dining room is a good size and has doors which is lead out to the balcony which has just been renovated. A separate kitchen has been recently refitted with a range of base and eye level units with polished wooden worktops. There is an integrated dishwasher, oven and hob, as well as space for a tall fridge/freezer. There are two double bedrooms, the main bedroom benefitting from a spacious feel. The bedrooms are served by a lovely Bath room with a scenic sea view, wash basin and oversized shower enclosure. The balcony gives space for table and chairs and boasts a fantastic sea view. The apartment further benefits from a garage and provision for visitors parking, it is offered for sale with no onward chain.

Tenure: Leasehold
Lease: 109 Years Remaining
Ground Rent: £100 Per Annum
Service Charge: £2,226 Per Annum
Council Tax: Band: D
Holiday Lets - Not Permitted
Pets – Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 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 cooperation 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.

