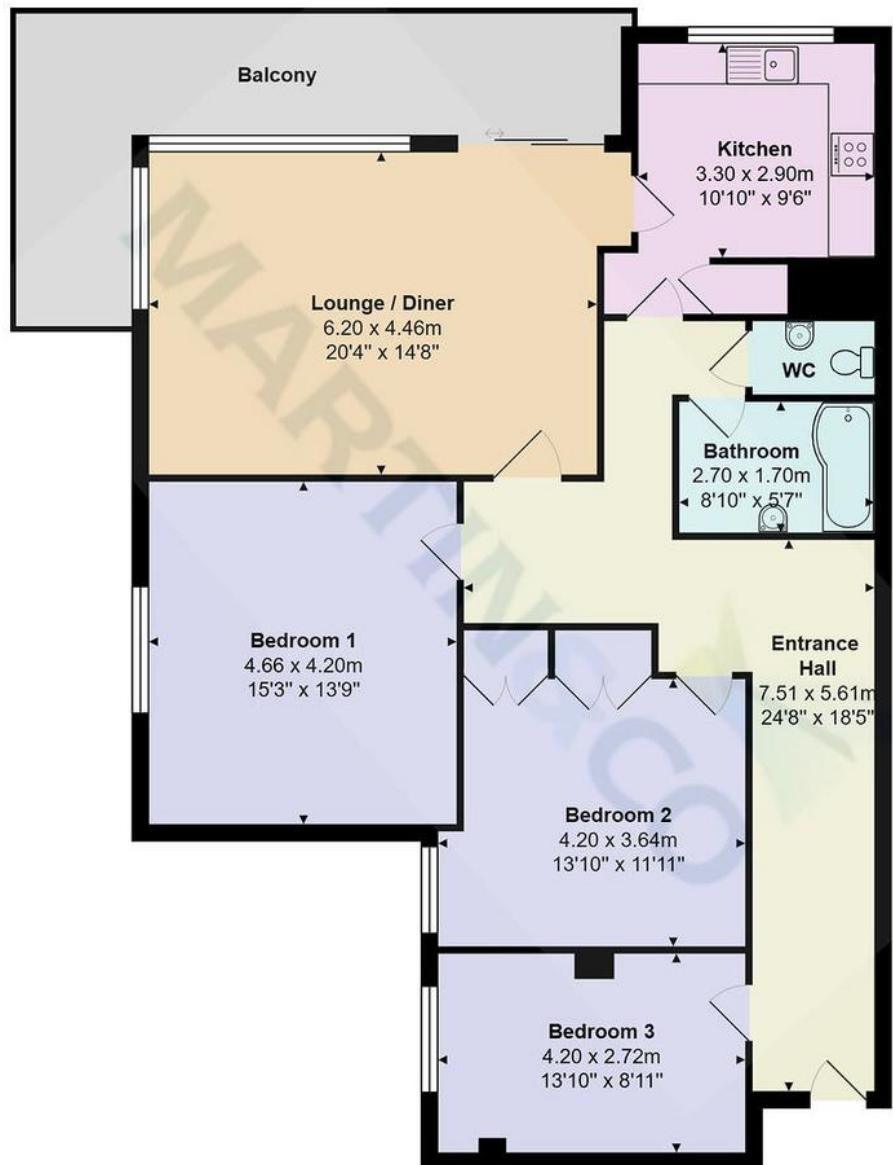


## Property Location Bournemouth



Area: 121.2 m<sup>2</sup> ... 1305 ft<sup>2</sup>  
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.

**Martin & Co Bournemouth**

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**MARTIN & CO**



## Bath Road, Bournemouth

Guide Price £300,000

**MARTIN & CO**

Wrap Around Balcony

Share of Freehold

Garage

Over 1200sq Feet

Three Double Bedrooms

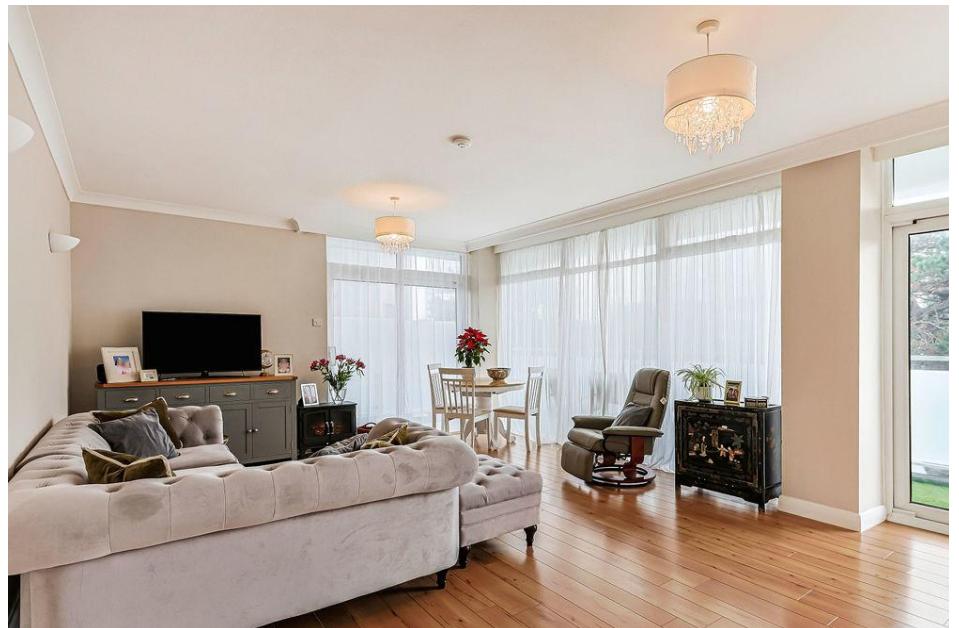
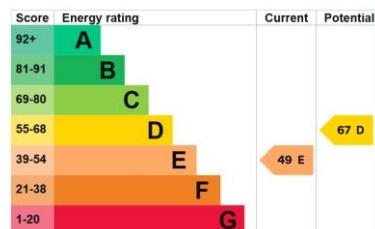
Spacious Living Room Diner

Bournemouth Centre

Walking Distance To The Beach

Bathroom And Additional WC

Easy Access To Railway Station



## Why you'll like it

Situated within the well-regarded development of Buckingham Mansions on Bath Road, this substantial apartment offers impressive accommodation extending to over 1,200 sq ft of internal floor space, making it a rare opportunity in this central Bournemouth location.

The property is accessed via a huge and welcoming entrance hall, which immediately sets the tone for the generous proportions found throughout. The accommodation comprises three well-sized double bedrooms, providing excellent flexibility for family living, home working or guests. The living space is bright and spacious, flowing seamlessly to a wrap-around balcony that offers an ideal outdoor extension for seating and entertaining.

Further benefits include a garage and additional parking, a valuable asset in such a convenient town-centre position. The property is offered with a share of freehold, adding long-term security and appeal for owner-occupiers and investors alike.

Buckingham Mansions is ideally located within easy reach of Bournemouth town centre, the mainline railway station with direct links to London Waterloo, and the area's renowned beaches, making this an exceptional combination of space, location and tenure.



**Agent Notes -**  
**Share Of Freehold**  
**Underlining Lease Length - 986 Years Remaining**  
**Service Charge- £2487 per annum**  
**Ground Rent- £0**  
**Council Tax Band- E**  
**EPC- E**

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 endeavor 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.

