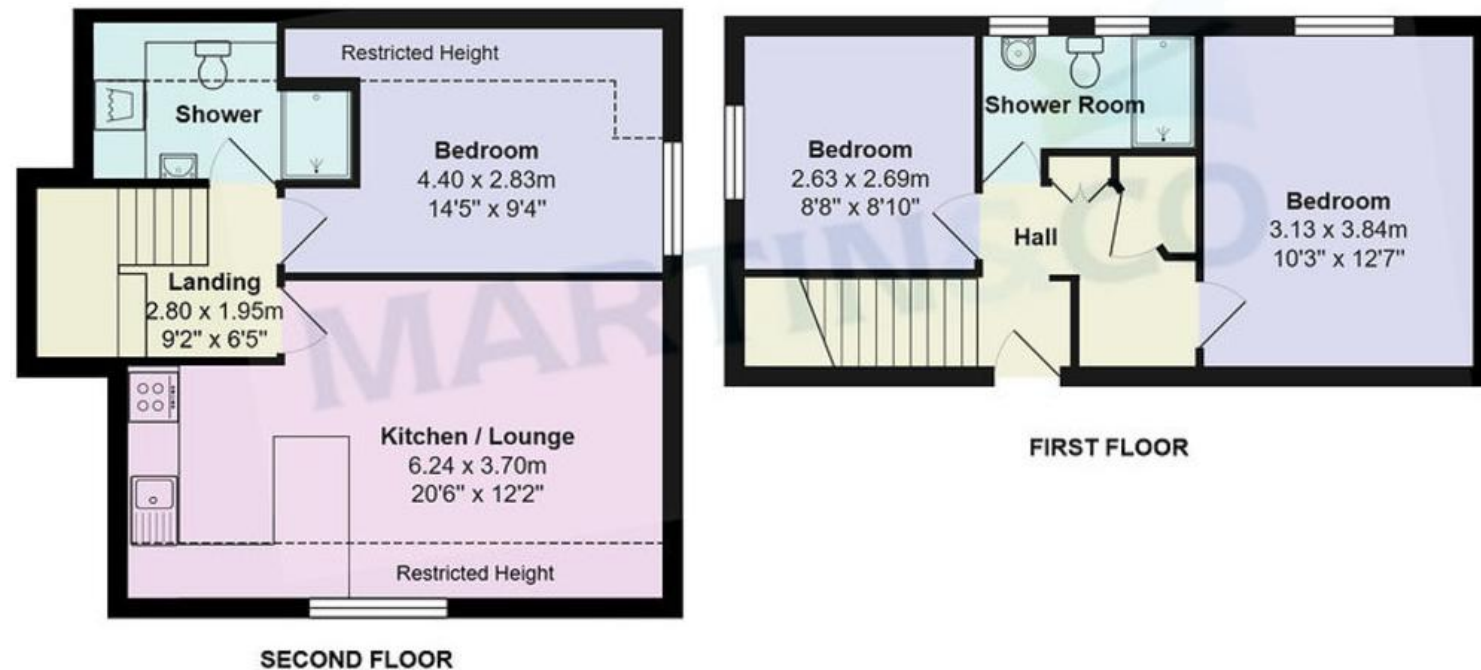


## Property Location Bournemouth



Total Area: 76.8 m<sup>2</sup> ... 827 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.

## Heron Court Road, Bournemouth

Offers In Region Of £285,000

**Martin & Co Bournemouth**

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Brand New 125 Year Lease

Three Bedroom

Newly Refurbished

Apartment

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Appliances

Communal Entrance

First Floor Apartment

Allocated Parking

Ideal Family Home

Stunning Finish

No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Why you'll like it

Martin & Co are delighted to offer for sale this newly refurbished character House Conversion. The apartments have been finished to the highest of standards and property of this type is rarely available. An internal inspection is highly recommended to appreciate the accommodation on offer.

Upon entering Flat 4, you step into a central hall on the first floor, which provides access to the main sleeping and bathroom accommodation. This level is thoughtfully arranged, offering three well-proportioned bedrooms and a modern shower room. To one side of the hall is a comfortable double bedroom measuring approximately 3.13m x 3.84m, benefiting from good natural light and ample space for wardrobes and additional furnishings. Adjacent is a further bedroom of 2.63m x 2.69m, ideal as a guest room, child's bedroom, or home office. A third bedroom is also located on this floor, making the property versatile for families, sharers, or those needing flexible accommodation.

The shower room is centrally positioned off the hall and is fitted with a shower enclosure, WC, and wash hand basin, serving all first-floor bedrooms conveniently. Stairs from the hall lead up to the second floor, where the property opens into a bright and spacious kitchen/lounge area. Measuring approximately 6.24m x 3.70m, this open-plan space forms the social heart of the home. The kitchen is set neatly to one end, while the lounge area provides plenty of room for seating and dining. Characterful sloping ceilings add charm, with restricted height areas clearly defined but not detracting from the usability of the space.

Also on this level is a generous bedroom measuring 4.40m x 2.83m, again featuring sloped ceilings that create a cosy atmosphere. A private shower room adjoins this bedroom, making it particularly well-suited as a principal or guest suite. A small landing area connects the rooms and adds to the sense of separation between living and sleeping areas.

Agent's Notes:  
 Tenure: Leasehold  
 Remaining Lease: 125 Years  
 Remaining  
 Service charge: TBC Per Annum  
 Ground Rent: Nil  
 Holiday Lets: TBC  
 Pets: Permitted  
 Parking: Allocated  
 All mains are connected.

