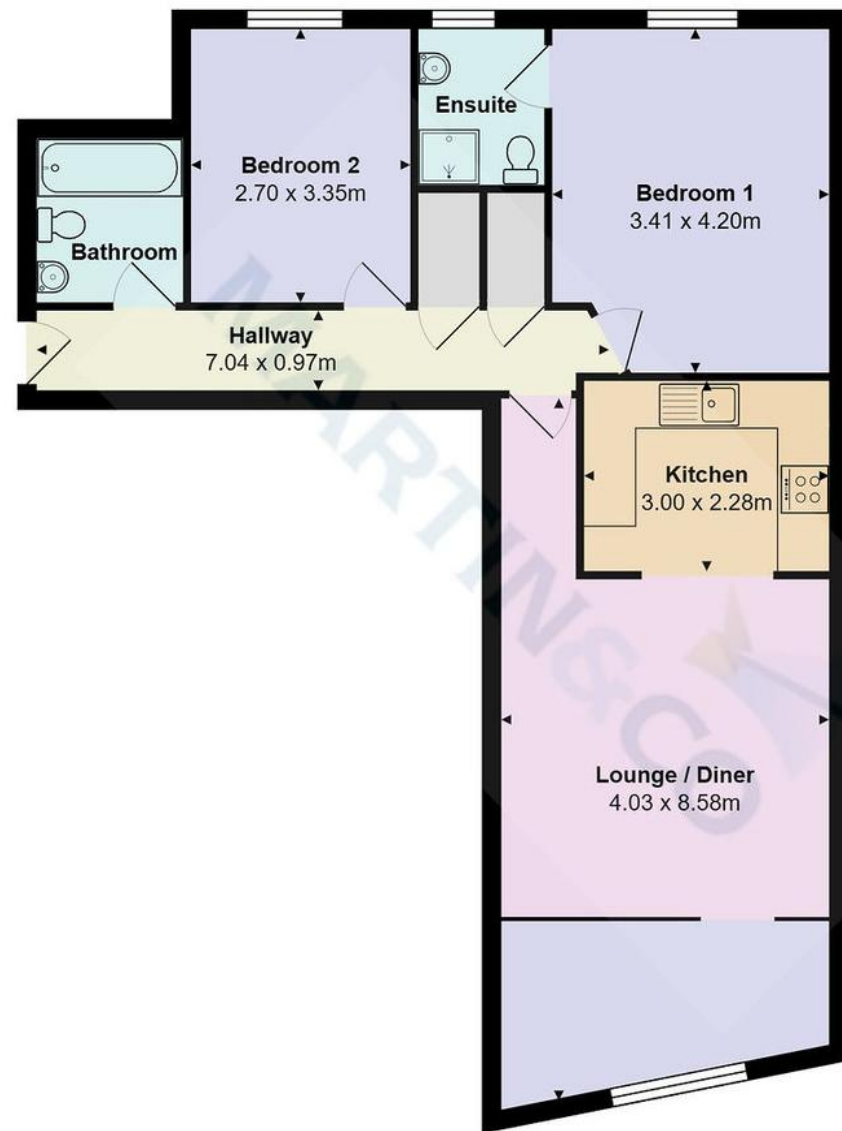


Property Location Bournemouth



Total Area: 74.4 m²

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Norwich Road, Bournemouth

Asking Price Of £180,000

MARTIN&CO



- Two double bedrooms
- Two bathrooms
- Spacious lounge/diner over 8.5m
- Partitioned office
- Separate fitted kitchen
- Approx. 74.4 sq. m.
- Allocated parking space
- Close to Bournemouth Town
- Close To Beaches
- Ideal for first-time buyers
- Great Investors Property
- No Forward Chain



Why you'll like it

Situated within easy reach of Bournemouth Town Centre and its award-winning beaches, this spacious and well-arranged two double bedroom, two bathroom apartment offers flexible accommodation extending to approximately 74.4 sq. m.

The property is accessed via a welcoming entrance hallway, providing access to all principal rooms and useful storage. The standout feature is the impressive lounge/diner, measuring over 8.5m in length, offering an abundance of natural light and ample space for both living and dining. A partition wall has been thoughtfully added, creating a versatile additional room-ideal as a third bedroom, guest space or home office, perfectly suited to modern lifestyles.

The separate kitchen is well-proportioned and functional, with a range of fitted units, generous worktop space, and room for appliances.

There are two well-sized double bedrooms. The principal bedroom benefits from a private ensuite shower room, while the second bedroom is served by a family bathroom fitted with a bath and overhead shower. Both bathrooms are presented in good order, offering practicality and comfort.

Externally, the property benefits from one allocated parking space, and is ideally positioned close to transport links, shops, restaurants, and the seafront.

The property is currently owner-occupied and is offered to the market with no forward chain, ensuring a straightforward and efficient purchase. This apartment represents an excellent opportunity for first-time buyers, investors, or those seeking a spacious coastal home with flexible living accommodation.

Agent Notes
 Tenure: Leasehold
 Service Charge: £1,600 per annum
 Council Tax: Band C
 Heating: Gas Central Heating (5 years old)
 Parking: Secure Allocated x1
 Management Company: Anthem Management
 Section 20: External Decoration Works (3,670) will be paid by the seller
 Floor: 1st Floor

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 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.



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

