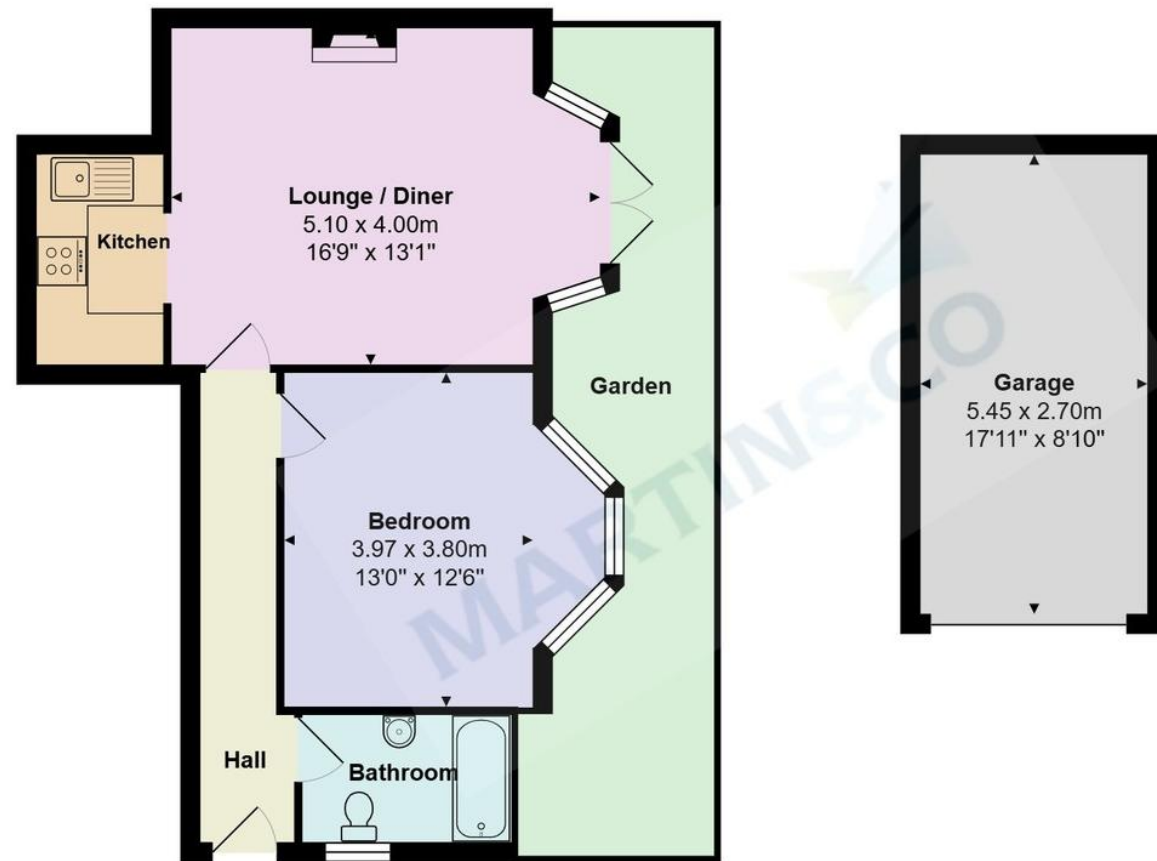


## Property Location

Pokesdown is a popular and well-connected suburb of Bournemouth, known for its vibrant high street, independent cafés, restaurants and local shops. The area offers excellent transport links, including Pokesdown railway station with direct services to Bournemouth, Southampton and London Waterloo. Residents also enjoy easy access to the award-winning sandy beaches at Boscombe and Southbourne, nearby parks, well-regarded schools and a range of leisure facilities, making Pokesdown a desirable location for professionals, families and those seeking a convenient coastal lifestyle.



Total Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup> (excluding garden and Garage)

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.

## Gloucester Road, Bournemouth

Asking Price Of £178,000

**Martin & Co Bournemouth**

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

**01202559922**

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





Key features:

- Leasehold
- Pets Permitted
- Well Presented
- Ground Floor Flat
- One Double Bedroom
- Bay Windows
- Working Wood Burner
- Private Entrance
- Private Front Patio
- Sought-After Location
- Gas Central Heating
- Character Features



Why you'll like it

PETS PERMITTED | Situated on the ground floor of an attractive converted character property, this spacious and well-presented one-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors. The property is accessed via its own private entrance, leading into a welcoming hallway that provides access to all principal rooms.

The generous double bedroom is positioned to the front of the property and features a large bay window, allowing an abundance of natural light while offering ample space for a double bed and additional bedroom furniture. The bathroom is fitted with a bath, wash hand basin and WC, conveniently located adjacent to the bedroom. The separate kitchen is accessed from the living room and offers a practical layout with a range of fitted units and worktop space.

At the heart of the home is the impressive lounge/dining room, a bright and spacious living area with a working wood burner and ample room for both seating and dining. A door from the living room opens directly onto a private front patio, providing an attractive outdoor seating area. Further benefits include a private garage, off-road parking on first-come first-served basis and gas central heating. Ideally situated in the highly sought-after Boscombe East/Pokesdown area of Bournemouth, the property is within easy reach of local shops, cafés, transport links and Bournemouth's award-winning sandy beaches, offering an excellent combination of coastal living and everyday convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note's:

Tenure: Leasehold  
Lease: 152 Years Remaining  
Ground Rent: £50 Per Annum  
Service Charge: £200 Per Annum  
Council Tax: Band: A  
Holiday Lets - Not Permitted  
Pets - Permitted

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.

