

## Property Location Bournemouth



Total Area: 78.7 m<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.

## Undercliff Road, Bournemouth

Offers Over £225,000

**Martin & Co Bournemouth**  
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Private Entrance

Private Courtyard Garden

Three-Piece Family Bathroom

Convenient Location

No Chain

Spacious Living Room

Kitchen W/Integrated Appliances

Close To Beaches

75 Year Lease

Ideal Investment Purchase



### Why you'll like it

This two double bedroom lower ground floor apartment is enviably located just a stones throw from award-winning beaches, boasting its own private entrance and a private courtyard.

This property is offered chain free making an ideal purchase for a first-time buyer or a buy-to-let investment opportunity. A viewing is essential to truly appreciate what this apartment, and the surrounding location, has to offer.

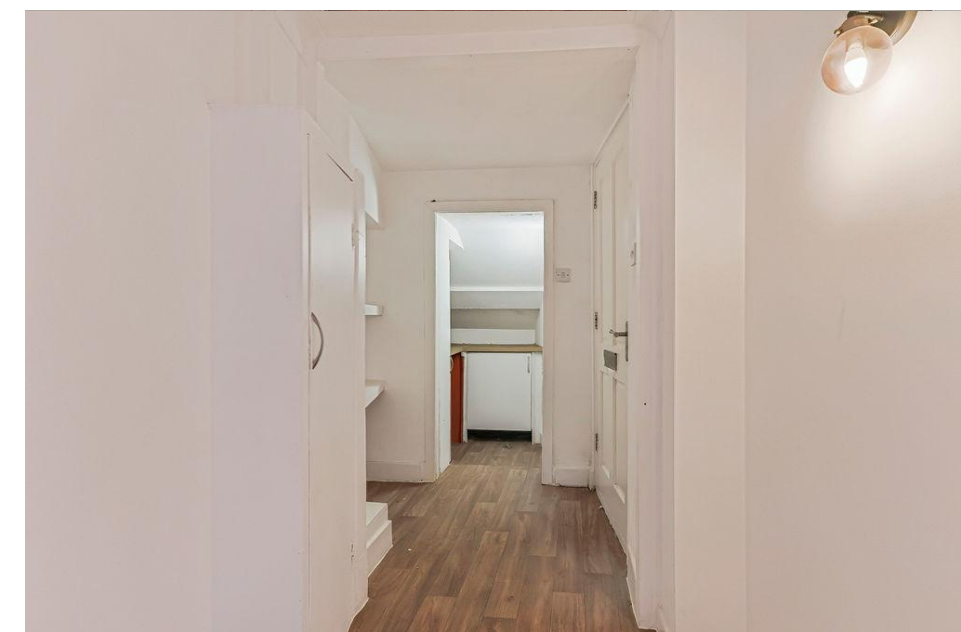
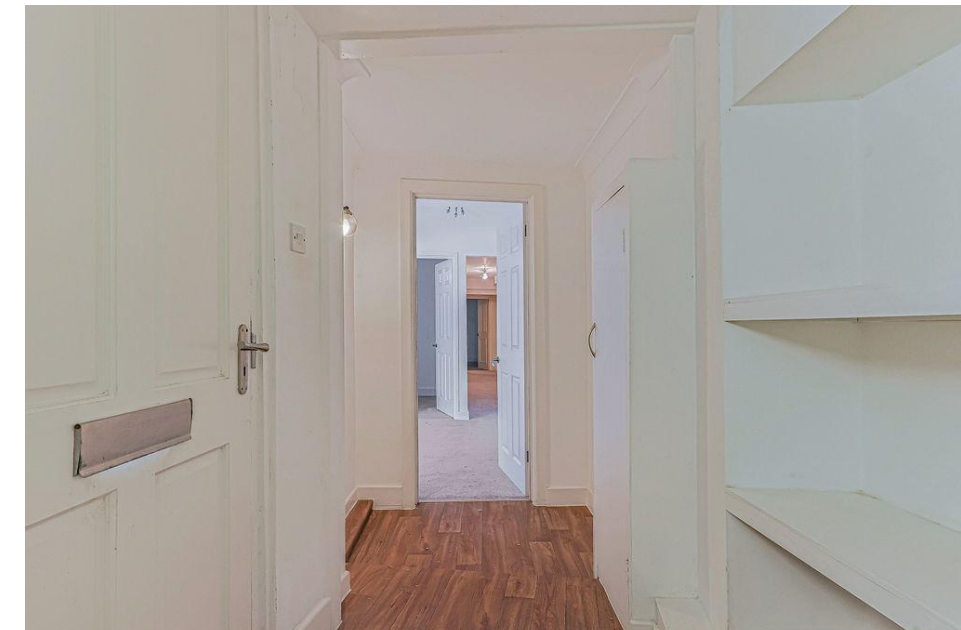
From street level on Undercliff Road take the few stairs down and step inside the private lobby entrance. To your right is a storage/utility space with built-in storage units, through the hallway door step into the open concept, spacious living room filled with natural light, attributed to the large south-facing bay window. From the living room a door leads into a large double bedroom, down the hallway is the recently renovated bathroom benefitting from a shower over bath, a vanity wash basin, WC and a heated towel rail. To the rear of the apartment the newly renovated kitchen is host to a range of units with an integrated fridge/freezer, washing machine, induction hob, double electric oven, extractor fan. The second bedroom, also a good sized double, features a walk-through arch and a door that opens out to the private courtyard.

This apartment is situated in a sought-after road along the South Coast, with impressive views of the sandy beaches below and beyond. The apartment is also conveniently located with easy access to local amenities, bus routes and Bournemouth town centre.

**Agent's Note's:**

- Tenure: Leasehold
- Lease: 75 Years Remaining
- Service charge: £900 per annum
- Ground Rent: £275 Per Annum
- Holiday Lets: Not Permitted
- Pets: Permitted
- Parking: Permit parking
- All mains are connected.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

