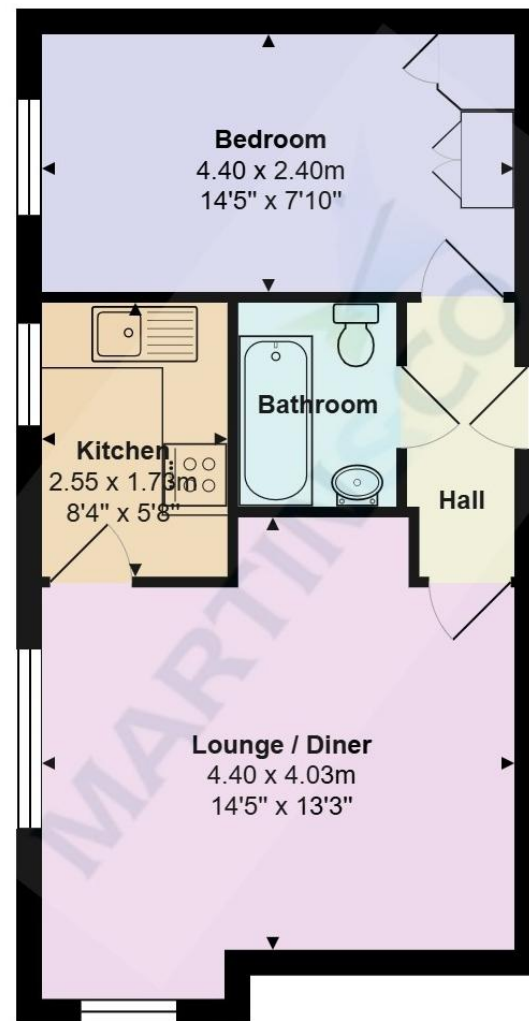


Property Location

Burlington Mansions is one of Bournemouth's most distinctive Victorian landmark buildings, occupying a prime position on Owls Road in the sought-after Boscombe Spa conservation area, just moments from the award-winning sandy beaches and scenic clifftop walks. Originally built in 1893 as the prestigious Burlington Hotel, the Grade II listed building was later converted into private apartments while retaining many of its impressive period architectural features. Residents benefit from an enviable coastal lifestyle, with Boscombe Pier, the promenade, cafés, restaurants and local shops all within easy walking distance. Bournemouth town centre is approximately two miles away, offering extensive shopping, leisure facilities and a mainline railway station with direct services to London Waterloo.



Total Area: 38.3 m² ... 412 ft²

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.



Owls Road, Bournemouth

Asking Price Of £150,000

Martin & Co Bournemouth

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T: 01202559922 • E: bournemouth@martinco.com

01202559922

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





MARTIN&CO

Key features:

- Chain Free
- Holiday Lets Allowed
- Currently Tenanted
- Close to Beach
- One Bedroom Flat
- Upper Ground Floor
- Double Bedroom
- Allocated Parking Bay
- Period Features
- High Ceilings
- Gym
- Long Lease



CHAIN FREE | Situated within the elegant and highly sought-after Burlington Mansions West, this charming one bedroom upper ground floor apartment presents an excellent opportunity for investors and owner-occupiers alike. Currently tenanted, the property offers immediate rental income with the flexibility for future occupation, subject to the existing tenancy.

The well-designed accommodation comprises a spacious reception room, a practical kitchen with ample storage and workspace, a generous bedroom and a comfortable bathroom. The layout offers versatility, making the property equally suited as a permanent home, coastal retreat or investment opportunity. A significant benefit is the inclusion of an allocated parking space, providing valuable off-road parking within this sought-after coastal location.

Combining period charm, a prime Bournemouth location, allocated parking and chain-free status, this delightful apartment offers an excellent opportunity to secure a property within one of the area's most distinctive character developments. Whether retained as an investment with a tenant already in situ or enjoyed as a future seaside residence, this property offers strong long-term appeal.

Burlington Mansions West is an attractive period building renowned for its impressive architecture and character features. The apartment retains many hallmarks of its era, including high ceilings, generously proportioned rooms and large windows that allow an abundance of natural light to flow throughout.

Ideally positioned just moments from the award-winning beaches of Boscombe Manor and Southbourne, the apartment enjoys a superb coastal setting with a wide range of amenities nearby. Independent cafés, restaurants, shops,

excellent transport links and picturesque cliff-top walks are all within easy reach, providing the perfect balance of convenience and seaside living.

Agent's Notes:

Tenure: Leasehold

Lease: 100 Years Remaining

Annual Ground Rent: £50

Annual Service Charge: £4,513.26

Council Tax Band: B | EPC: C

Holiday Lets: Permitted

Pets: If you're an owner and live in the property you can apply to.

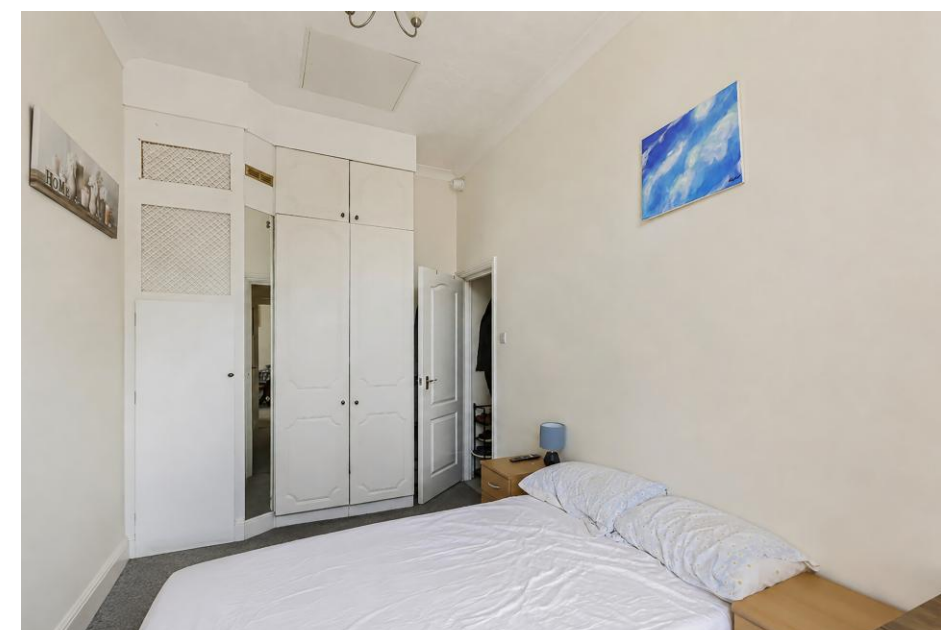
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

