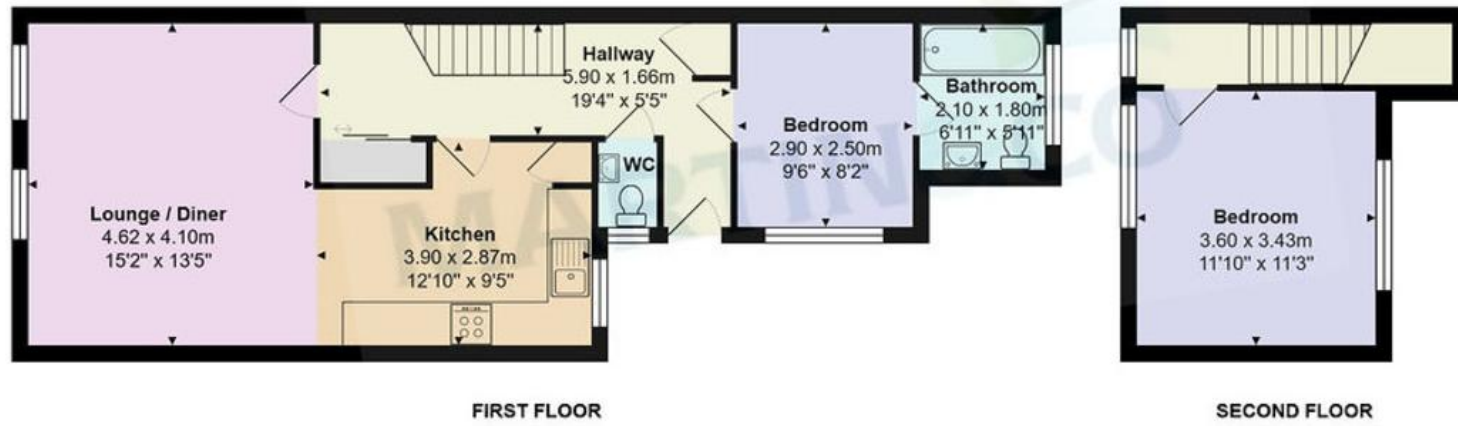


Property Location Pokesdown



Total Area: 71.7 m² ... 772 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.

Christchurch Road, Bournemouth

Asking Price Of £160,000

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

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





Private Balcony

Share Of Freehold

First Floor Flat

Two Double Bedroom

Double Glazed Windows

Ideal First Time Buy

Convenient Location

As And When Service Charge

Tax Band B

Open Kitchen/Diner



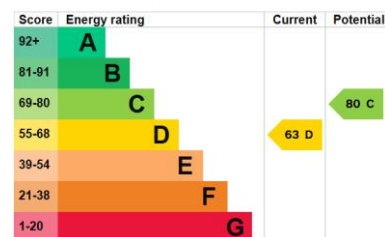
Why you'll like it

Located in a vibrant and convenient position along Christchurch Road, this well-arranged two-bedroom apartment offers spacious accommodation set over two floors, making it an ideal purchase for first-time buyers, investors, or those seeking a low-maintenance home.

Upon arrival, the property is accessed via a private entrance leading you up to the first-floor landing. At the heart of the home is the spacious lounge/diner, a bright and welcoming room with ample space for both comfortable seating and a dining area-ideal for relaxing or entertaining guests. Adjacent to this is the fitted kitchen, thoughtfully laid out with a range of units, worktop space, and room for essential appliances.

Moving through the hallway, you'll find the second bedroom, a versatile space that could be used as a guest room, home office, or nursery. Also on this level is a modern bathroom fitted with a bath and overhead shower, along with a separate WC for added convenience. Stairs lead up to the second floor, where the principal bedroom is situated. This is a generously sized room, offering a sense of privacy away from the main living areas. From here, there is access to a private balcony-perfect for enjoying a morning coffee or some fresh air.

Overall, the layout provides a practical separation of living and sleeping space across two levels, making it well-suited to a variety of lifestyles.



Agent's Note's:

Tenure: Share of Freehold
Remaining Lease: 978 Years Remaining
Service charge: As and When
Ground Rent: Nil
Holiday Lets: Tbc
Pets: Permitted
Parking: On Road
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.

