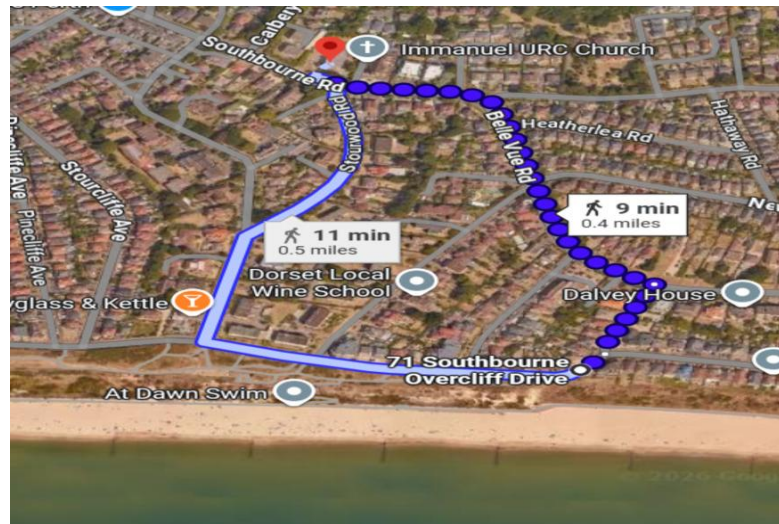


## Property Location Southbourne



Total Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup> (excluding balcony)

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.

## Grove Gardens

£250,000

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

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

**MARTIN&CO**

First Floor

Stunning Condition

Gas Central Heating

Share Of Freehold

Double Glazed

Underground Parking

New Kitchen

Two Bathrooms

Two Double Bedrooms

EPC C



### Why you'll like it

**\*\*A MUST SEE\*\*** Step into this beautifully presented and larger-than-average first-floor apartment, ideally positioned in the sought-after Southbourne location, just a short stroll from the award-winning beach.

Offering two generous double bedrooms and two modern bathrooms, this superb home is perfect for those seeking space, style, and convenience. The property boasts a bright and airy living area that opens onto a private balcony-ideal for enjoying your morning coffee or unwinding in the evening.

The newly fitted kitchen has been thoughtfully designed with both aesthetics and functionality in mind, providing a sleek, contemporary space for cooking and entertaining. Throughout the apartment, you'll find ample storage solutions, ensuring a clutter-free lifestyle.

Further benefits include an underground allocated parking bay, adding both security and convenience, as well as the overall excellent condition of the property, meaning it is ready to move straight into.

Situated within easy walking distance of Southbourne's vibrant high street, local amenities, and the stunning coastline, this exceptional apartment truly ticks all the boxes.

A must-see home that perfectly blends coastal living with modern comfort.

Agent's Notes:  
 Tenure - Share Of Freehold  
 Lease: 979 years  
 Service Charge: £1940.85 Per Year  
 Ground Rent: £0 Per Year  
 Council Tax Band - D  
 EPC - C

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 endeavor 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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

