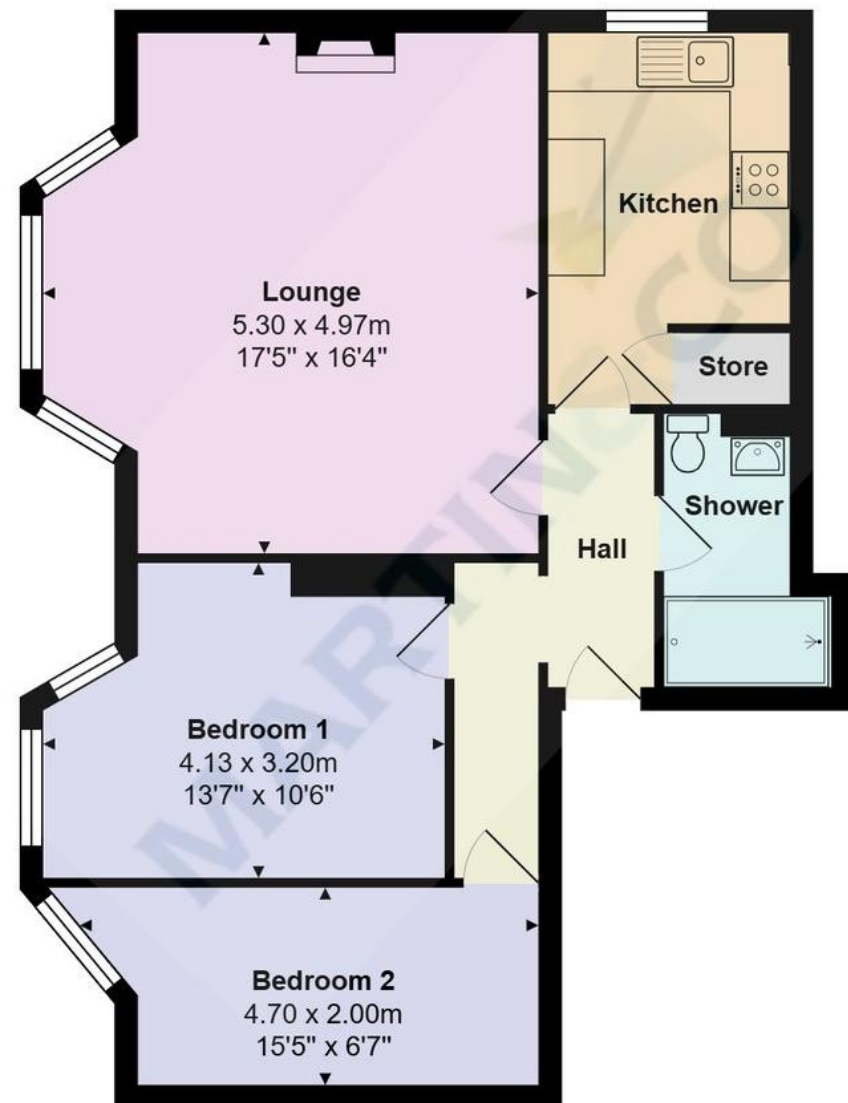


Property Location

Crabton Close Road is one of Bournemouth's most sought-after residential addresses, ideally positioned in the popular Boscombe Manor area between Boscombe and Southbourne. Renowned for its attractive character homes and tree-lined setting, the road offers an enviable coastal lifestyle just a short walk from Bournemouth's award-winning sandy beaches, the scenic Boscombe Overcliff and the beautifully maintained Shelley Park. Residents enjoy easy access to Southbourne Grove, known for its independent cafés, restaurants, boutique shops and everyday amenities, while Bournemouth town centre and Christchurch are both within easy reach. Excellent public transport links and nearby road connections provide convenient access across the wider area, making the location popular with professionals, families, retirees and second-home owners alike.



Total Area: 66.2 m² ... 712 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.



Crabton Close Road, Bournemouth

Guide Price £200,000

Martin & Co Bournemouth

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



Key features:

- Share of Freehold
- Close to Beach
- Ground Floor Flat
- Two Bedroom
- Double Glazed
- Sash Windows
- Gas Central Heating
- Bay Windows
- Off Road Parking
- Communal Garden
- Decorative Fireplace
- Pets Permitted
- Holiday Lets Allowed

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



Why you'll like it

****GUIDE PRICE £200,000 to £210,000****

Situated on the highly desirable Crabton Close Road, just a short stroll from Bournemouth's award-winning sandy beaches, this beautifully presented ground floor apartment occupies an attractive character building and effortlessly combines period charm with a stylish shabby chic interior. Benefiting from a share of the freehold, allocated off-road parking, access to well-maintained communal gardens and a pet-friendly development, this charming home is perfectly suited to first-time buyers, investors or those seeking a coastal lock-up-and-leave.

The apartment is full of character, enjoying high ceilings, elegant bay windows and double-glazed sash windows that flood the accommodation with natural light. The spacious living room provides an inviting setting for both relaxing and entertaining, while the well-appointed kitchen offers ample storage and preparation space for everyday living. There are two well-proportioned bedrooms, offering flexible accommodation for family, guests or a home office, together with a contemporary family shower room. Gas central heating and tasteful décor throughout ensure the property is ready to move straight into, successfully blending character features with modern comfort.

Externally, residents enjoy the benefit of attractive communal gardens, allocated off-road parking and the increasingly sought-after advantage of a pet-friendly development, allowing apartment living without compromising on lifestyle. Ideally positioned within walking distance of Southbourne's vibrant high street, Bournemouth Beach, the picturesque Shelley Park and Boscombe



Overcliff, the property also enjoys easy access to an excellent local shops, cafés, restaurants and everyday amenities, together with convenient transport links to Bournemouth town centre and Christchurch.

Agent's Notes:

Tenure: Share of Freehold
 Lease: 963 Years Remaining
 Annual Service Charge: £720
 Communal Fund £4,000 / 5 Flats
 Annual Ground Rent: £NIL
 Council Tax Band: B | EPC: D
 Pets & Holiday Lets: 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.

