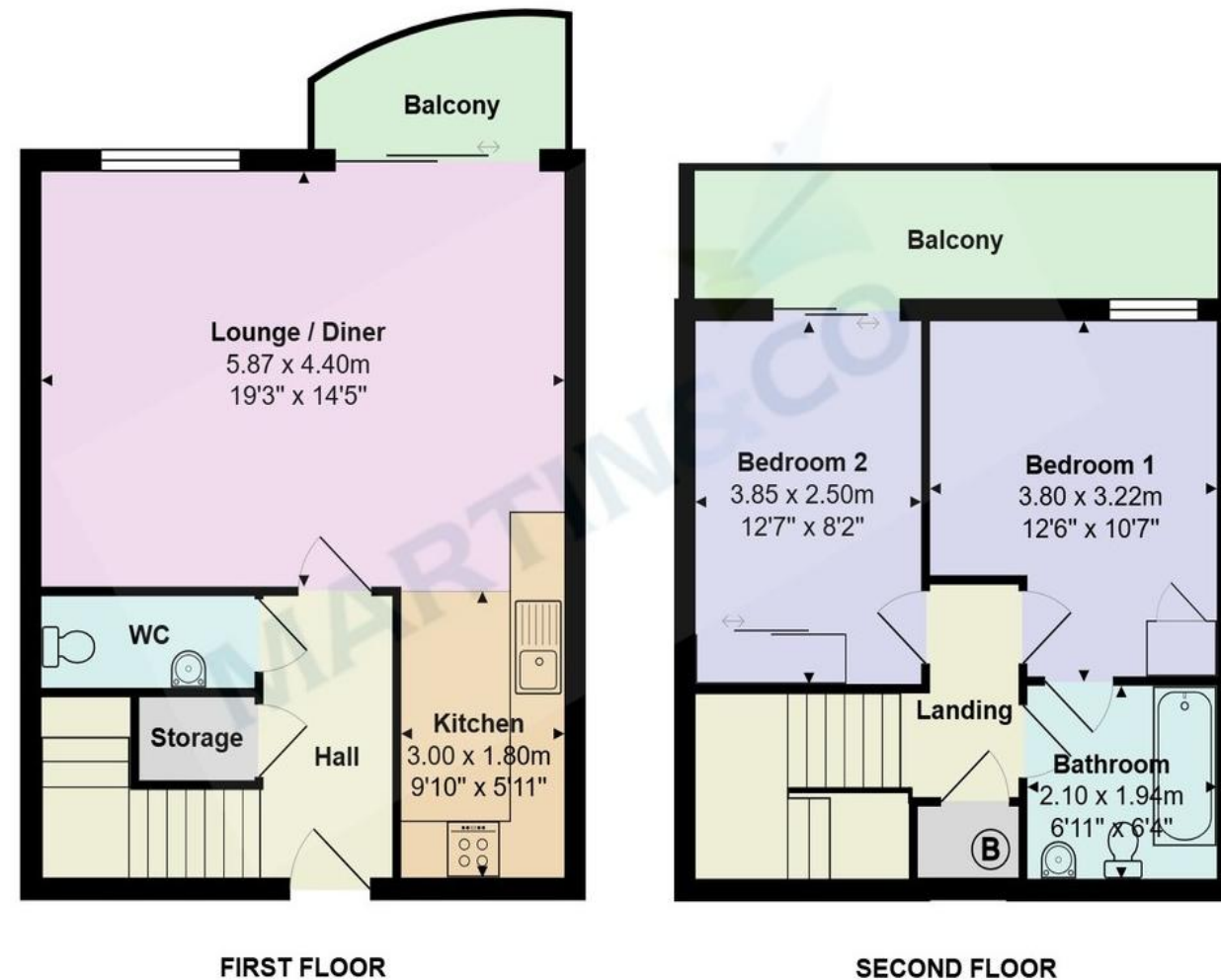


Property Location

Boscombe Spa is a coastal suburb of Bournemouth, located just east of the town centre and running along the seafront between Boscombe and Southbourne. It is known for its Victorian heritage, cliff-top views and direct access to sandy beaches.



Total Area: 78.2 m² ... 842 ft² (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.



Owls Road, Bournemouth

Asking Price Of £270,000



MARTIN&CO

Key features:

- Sea Views
- Two Bed Duplex
- Double Bedrooms
- 110 Year Lease
- Two Balconies
- Jack & Jill Bathroom
- Separate Cloakroom
- Communal Grounds
- Integrated Kitchen
- Lift to all Floors
- Gas Central Heating
- Allocated Covered Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Situated within the highly sought-after Boscombe Spa area of Bournemouth, just moments from the award-winning sandy beaches and scenic clifftop walks, this impressive fourth and fifth-floor duplex apartment offers spacious, well-appointed accommodation finished to a high standard throughout. Benefiting from lift access, views toward the sea, secure gated allocated covered parking and no forward chain, the property presents an excellent opportunity for owner-occupiers, second-home buyers and investors alike.

Arranged over two levels, the accommodation is accessed via a generous entrance hallway, creating an immediate sense of space. The bright and airy living room opens onto a private balcony, providing pleasant open views towards the sea. A separate contemporary kitchen is fitted with a comprehensive range of integrated appliances, ample storage and generous worktop space, making it ideal for both everyday living and entertaining.

The property boasts two well-proportioned double bedrooms, one benefiting from sliding patio doors providing direct access to the principal balcony, allowing an abundance of natural light and creating a seamless connection to the outdoor space. The accommodation is further complemented by a stylish Jack and Jill family bathroom with a bath, together with a separate cloakroom for added convenience.

Further benefits include gas central heating, two private balconies and secure allocated covered parking, and the option for certain furnishings to be included by separate negotiation. The development itself features secure communal entrances, well-maintained communal gardens and a communal bike store.

Ideally positioned within the prestigious Boscombe Spa area, residents enjoy easy access to Bournemouth's renowned beaches, the revitalised Boscombe Pier, a variety of cafés and restaurants, local shops and supermarkets, excellent transport links, and Bournemouth town centre. Offered with no forward chain, this superb duplex apartment combines generous accommodation, coastal surroundings and an enviable location, making it a fantastic opportunity to acquire a quality home by the sea.

Agent's Notes:

Tenure: Leasehold
Lease: 110 Years Remaining
Annual Ground Rent: £323
Annual Service Charge: £2,976.84
Council Tax Band: D
Holiday Lets - Not Permitted
Pets - With Permissions Granted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

