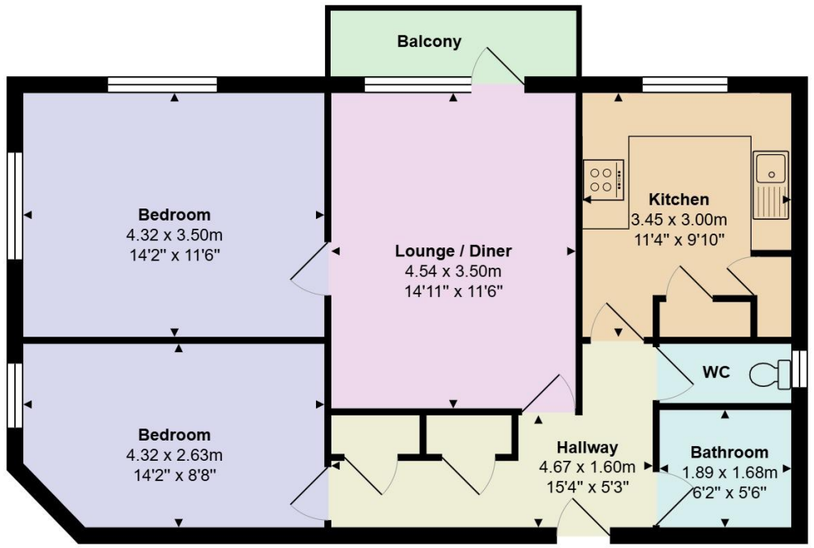
Property Location
Bournemouth



Total Area: 68.3 m² ... 735 ft² (excluding balcony)

All measurements are approximate and for display purposes only







The Property Ombudsman

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, seller(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.

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

01202559922
http://www.bournemouth.martinco.com

MARTIN&CO

Madeira Road, Bournemouth

Asking Price Off £210,000

MARTIN&CO

Secure Intercom Entry System

Modern Fitted Kitchen

Modern Bathroom

Large Living Room & Dining

Well Maintained Communal Areas

Lift To All Floors

Extremely Popular Location

On-Road Parking Or Permit For

Underground Parking £80 PCM

Share Of Freehold

Balcony

Communal Gardens



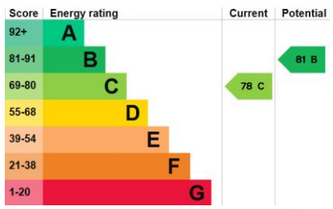
Why you'll like it

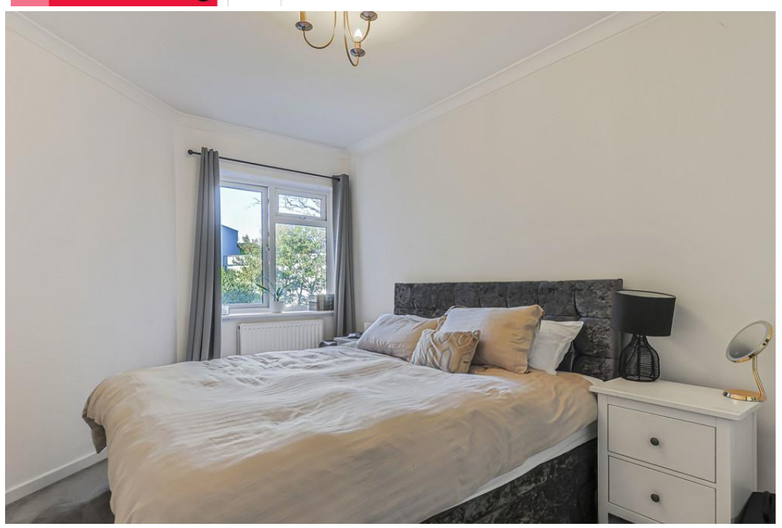
Hidden amongst the trees in an area which is spoilt for a mix of modern amenities, easy to find bus links and only being a short walk away from Bournemouth's Mainline train station when longer journeys are required. Offered in good condition throughout and benefitting from a 999-year lease with a share of freehold, this is an ideal purchase for first time buyers and investors alike.

Martin & Co are delighted to offer for sale as sole agents this spacious two double bedroom apartment located on Madeira Road in Bournemouth Town Centre. This spacious two bed apartment features a large lounge, two good sized double bedrooms, a kitchen, bathroom and separate WC. The property is to be sold with a share of the freehold and would make an excellent buy-to-let.

Maintenance of £1377 per annum and parking is available at £80 per month. Also benefits include double glazing, a balcony and a communal garden at the rear. Contact us today to arrange a viewing.

Agents Notes:
Tenure: Share of Freehold
Lease Length: 979 years remaining
Ground Rent: £Nil per annum
Maintenance:£820 per six Months
EPC: Tbc
Council Tax Band: C









MARTIN&CO

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.





