

Property Location Boscombe



Total Area: 46.0 m² ... 495 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.

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Campbell Road, Bournemouth

Asking Price Of £140,000

MARTIN&CO

- No Forward Chain
- No Service Charge
- Two Double Bedrooms
- Allocated Parking
- Garage
- Open Plan Living/Diner
- Private Garden
- £40 Ground Rent
- Council Tax Band A
- Close To Boscombe Beach
- Great Transport Links



Why you'll like it

Situated on the first floor this generous two-bedroom apartment offers fantastic potential and a superb opportunity for buyers looking to create a home to their own taste.

The property features two double bedrooms, a bright and airy open-plan living and dining area, and a separate bathroom. Outside, there's the rare advantage of a private garage, an allocated parking space, and access to a garden-ideal for outdoor relaxation or entertaining.

Offered with no forward chain, this apartment represents an excellent investment or first-time buy. With no service charge and a ground rent of just £40 per year, it provides an attractive and affordable prospect.

While the property would benefit from general decoration, it presents the perfect blank canvas for those keen to add their own style and value in a sought-after residential area close to local amenities, transport links, and the coast with award winning beaches.

Agent Notes

Tenure: Leasehold

Remaining Lease: 152 Years

Ground Rent: £40

Service Charge: £0

Parking: Allocated Space And Garage

Tax Band: A

EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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 be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

