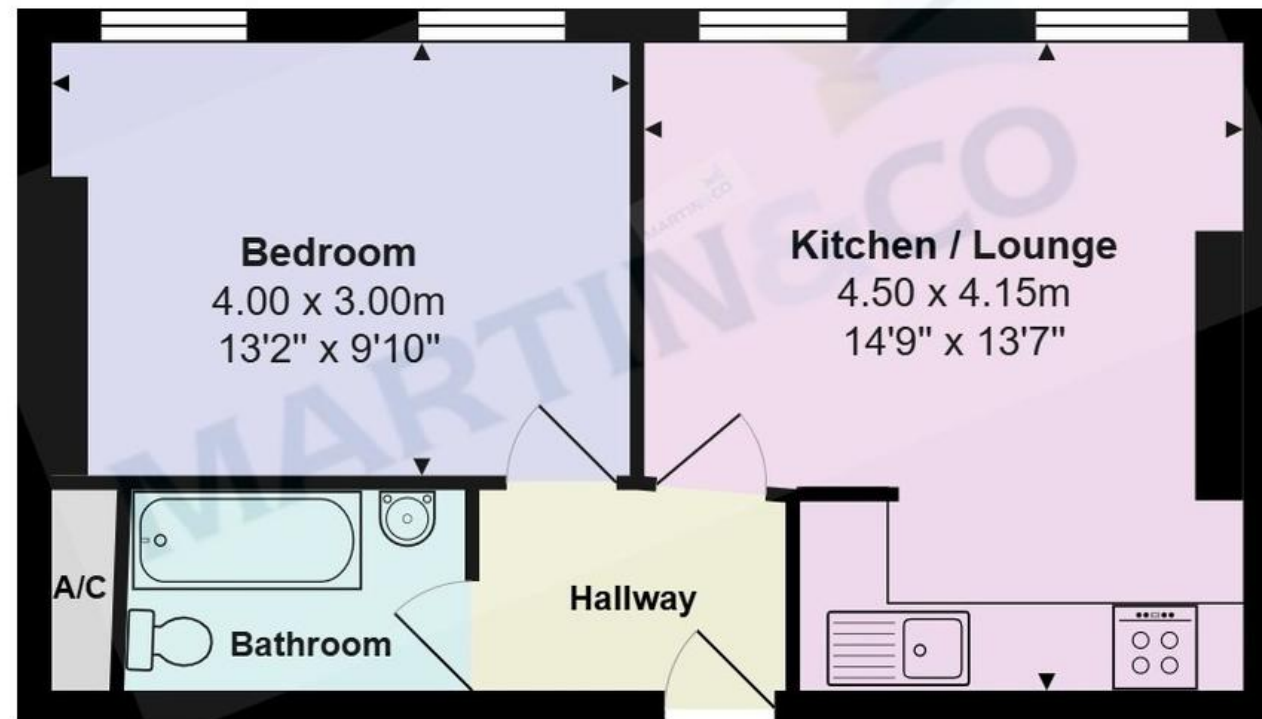


Property Location Boscombe Spa, Bournemouth

Burlington Mansions is one of Bournemouth's most distinctive Victorian landmark buildings, occupying a prime position on Owls Road in the sought-after Boscombe Spa conservation area, just moments from the award-winning sandy beaches and scenic clifftop walks. Originally built in 1893 as the prestigious Burlington Hotel, the Grade II listed building was later converted into private apartments while retaining many of its impressive period architectural features. Residents benefit from an enviable coastal lifestyle, with Boscombe Pier, the promenade, cafés, restaurants and local shops all within easy walking distance. Bournemouth town centre is approximately two miles away, offering extensive shopping, leisure facilities and a mainline railway station with direct services to London Waterloo.



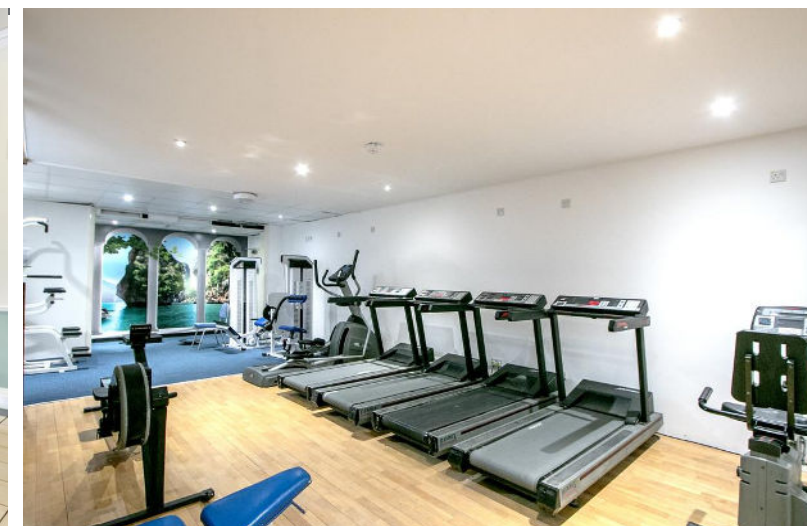
Total Area: 37.1 m² ... 400 ft²

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.



Owls Road, Bournemouth

Offers In Excess Of £120,000

Martin & Co Bournemouth

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

01202559922

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



Key features:

- Chain Free
- Coastal Location
- One Bed Apartment
- Double Bedroom
- Holiday Lets Allowed
- Airbnb Allowed
- Pets Allowed
- Allocated Parking
- Lift Access
- Communal Gym
- Games Room
- Sun Terrace
- Iconic Listed Building

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



COASTAL APARTMENT | HOLIDAY LETS | CONCIERGE | CHAIN FREE

Situated within the iconic Grade II Listed Burlington Mansions, one of Bournemouth's most distinctive and sought-after coastal developments, this beautifully presented one-bedroom apartment offers an exceptional opportunity for homeowners, investors and those seeking a lock-up-and-leave seaside retreat. Benefiting from holiday lets (including Airbnb) being permitted, the property also enjoys the advantage of no forward chain, making it an attractive proposition for both owner occupiers and investment purchasers alike.

The apartment offers bright and well-proportioned accommodation, thoughtfully designed to maximise both comfort and practicality. The spacious living area provides an inviting setting for relaxing or entertaining, while the well-appointed kitchen offers ample storage and workspace. The generous double bedroom is complemented by a modern bathroom, creating a stylish home ready to move straight into.

Residents of Burlington Mansions enjoy an impressive range of exclusive on-site facilities, including a concierge service, a fully equipped communal gym, a games room and a superb sun terrace, providing an enviable lifestyle rarely found within apartment developments along the South Coast. The property also benefits from the convenience of allocated parking, adding further appeal to this outstanding coastal home. Perfectly positioned just moments from Southbourne's renowned 5-star award-winning sandy beaches, residents can enjoy miles of coastline together with an excellent selection of cafés, restaurants, bars and independent shops nearby. Bournemouth town centre, Christchurch and excellent transport links are all within easy reach, making this

an ideal location for both permanent living and holiday accommodation.

Whether you're looking for a stylish coastal home, weekend retreat or flexible holiday-let investment, this apartment offers a rare opportunity within one of Bournemouth's landmark buildings, combining character, convenience and coastal living.

Agent's Notes:

Tenure: Leasehold

Lease: 100 Years Remaining

Annual Service Charge: £3,556.68*

*Service Charge includes Reserve Fund

Annual Ground Rent: £125

Council Tax Band: A | EPC: C

Holiday Lets/ Airbnb: Permitted

Pets: Permitted, subject to the prior consent of the Owners' Board and immediate neighbours.

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.

