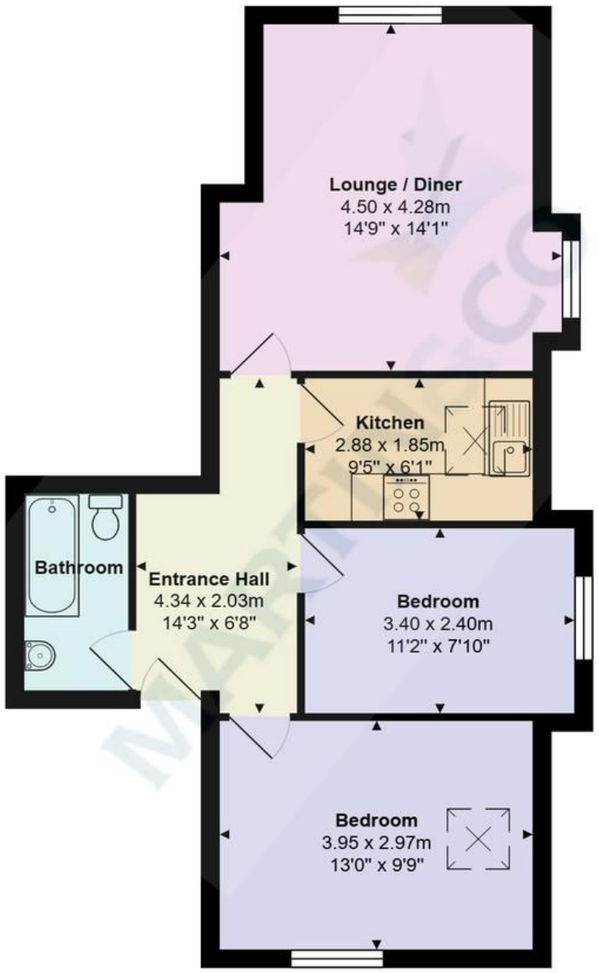
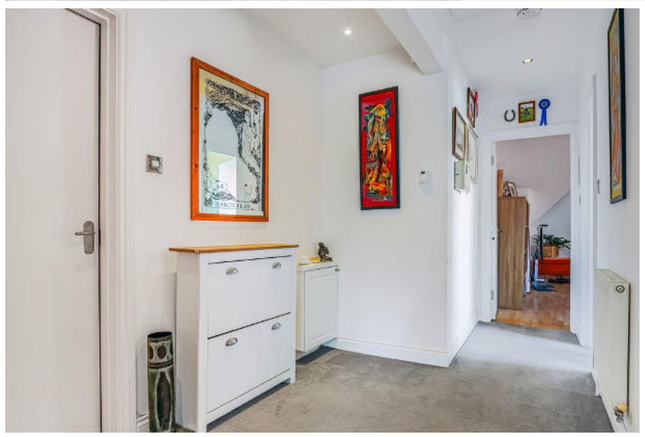
Property Location
Boscombe

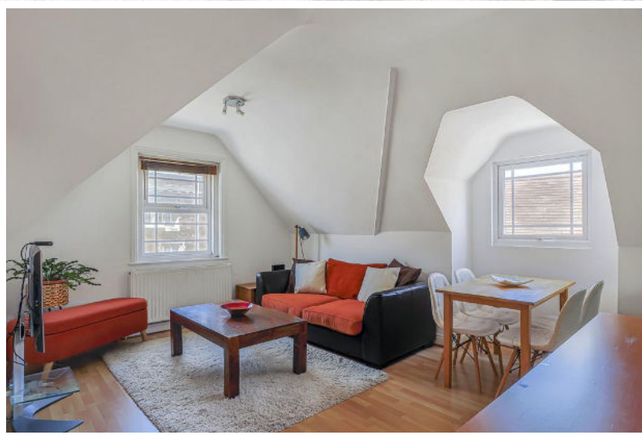


Total Area: 54.2 m² ... 583 ft²

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.

Christchurch Road, Bournemouth

Offers Over £165,000

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

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

MARTIN&CO

MARTIN&CO

Key Features:

- Two Bedroom Flat
- Pet Permitted
- Located On Top Floor
- Double Bedrooms
- Close To The Seafront
- Allocated Parking
- Secure Gate Entry
- Convenient Location
- Close to Town Centre
- Gas Central Heating
- Tax Band B
- First Time Buyers
- Investment Opportunity



This beautifully spacious and well-presented two-bedroom top-floor apartment is ideally situated in the heart of Boscombe, a vibrant area known for its lively atmosphere. With a variety of bustling high street shops, trendy bars, and delightful cafes just steps away, residents can enjoy a rich selection of dining and shopping options right at their fingertips.

Additionally, the stunning beaches of Boscombe Spa are only a mile away, perfect for leisurely walks, sunbathing, or engaging in water activities. Getting around is a breeze, with convenient bus services offering easy access to Bournemouth and its surrounding attractions. Inside, the apartment features a secure electronic gated entrance, providing peace of mind for residents. The spacious 14ft x 14ft reception room serves as a welcoming and comfortable living area, perfect for relaxing or entertaining guests.

The two generously sized double bedrooms offer ample space for furniture and personal touches, ensuring a cosy and inviting atmosphere. The modern kitchen is equipped with contemporary fixtures and appliances, making meal preparation a pleasure. The stylish bathroom boasts a sleek white three-piece suite. Additional conveniences include gas central heating and double glazing, ensuring comfort throughout the year while maintaining energy efficiency.

For those with vehicles, the property includes an allocated parking space securely located behind electronic gates, adding an extra layer of convenience and security. This apartment truly combines comfort, style, and location, making it an ideal choice for anyone looking to enjoy the vibrant lifestyle that Boscombe has to offer.



Agent's Note's:
Tenure: Leasehold
Lease: 100 Years Remaining
Ground Rent: Peppercorn
Service Charge: £1,992.28 Per Annum
Council Tax: Band: B
Holiday Lets - Not Permitted
Pets - 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.















