

**FOR SALE**



**Town Centre, Bournemouth**  
**Asking Price Of £120,000**

  
**MARTIN&CO**





## Town Centre, Bournemouth

### Studio Apartment, 1 Bathroom

### Asking Price Of £120,000

**\*\*KEY READY**

**\*\*AIRBNB & HOLIDAY LET permitted**

**\*\*Fully RESTORED & REFURBISHED**

**\*\*BRAND NEW FURNITURE included**

**\*\*FULLY EQUIPPED KITCHEN**

**\*\*PARKING available**

The property is located just off the high street in a quiet cul-de-sac of residential area in Bournemouth town centre with direct access to Old Christchurch Road. This is primarily a commercial area with a mixture of residential, office and retail with university students well catered for.

The A338 Wessex Way is approximately half a mile (800 mts) from the building which provides excellent communication to the wider area, Bournemouth train station is approximately 1 mile (1.6 km) offering a direct service to London Waterloo.

The property is sold fully furnished with modern fittings.

All furniture and fittings are brand new.

The developer has taken this 1900s building and brought the property back to life converting offices into 14 self-contained modern and light apartments specifically build for serviced accommodation taking full advantage of the centralised location.



**ENTRANCE HALL 7' 0" x 6' 4" (2.15m x 1.95m)**

White entrance door, spacious entrance hall with double white veneer doors built in wardrobe with electric meter in the corner, wall mounted electric radiator, intercom phone system mounted on the wall, ceiling light, wood effect laminated flooring, sockets and switches, smoke detector, ceiling lights. Direct access to shower room and living area.

**SHOWER ROOM 7' 10" x 5' 1" (2.40m x 1.55m)**

White veneer door, grey effect high quality vinyl flooring, wall mounted factory white heated towel rail, wash hand basin set into white vanity unit with mixer tap with marble effect partly tiled splashback, white ceramic toilet with white plastic seat and cover, smooth set ceiling, extractor fan, large rectangular shower base with glass sliding doors, dark grey marble effect ceramic tiled walls, electric instant water heater with chrome mixer tap and shower attachment.

**KITCHEN/BED/DINING**

**13' 1" x 11' 5" (4.00m x 3.50m)**

White veneer door, grey effect laminated flooring, two separate UPVC double glazed windows with folding horizontal blinds, wall mounted large electric radiator under the window, smooth plastered ceiling, ceiling lights chrome bar with 3 glass shades, smoke alarm, sockets and switches, round table with white top marble effect and two chairs, TV point and sockets.

**BEDROOM AREA** Decorated wall with modern wallpaper, double bed with base and orthopaedic mattress, headboard, bedside cabinet with 2 drawers.

**KITCHEN AREA** A selection of white wood veneered wall mounted and base units with no handles, drawers, integrated fridge freezer, wood effect MDF worktop, single bowl stainless steel round sink and chrome mixer tap, drainer plug, electric oven under, four ring electric hob with glass splashback, chrome hood with switches and light, pipe provision for either washing machine or dishwasher.





**PARKING**

Private gated communal parking available for tenants. Parking is on a first come first served basis.

Tenure: Leasehold

Length: 250 years from and including 1st January 2020

Service Charge: £250 p.a

Ground Rent: 0.1%

Furniture Pack Included

Council Tax Band A

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.

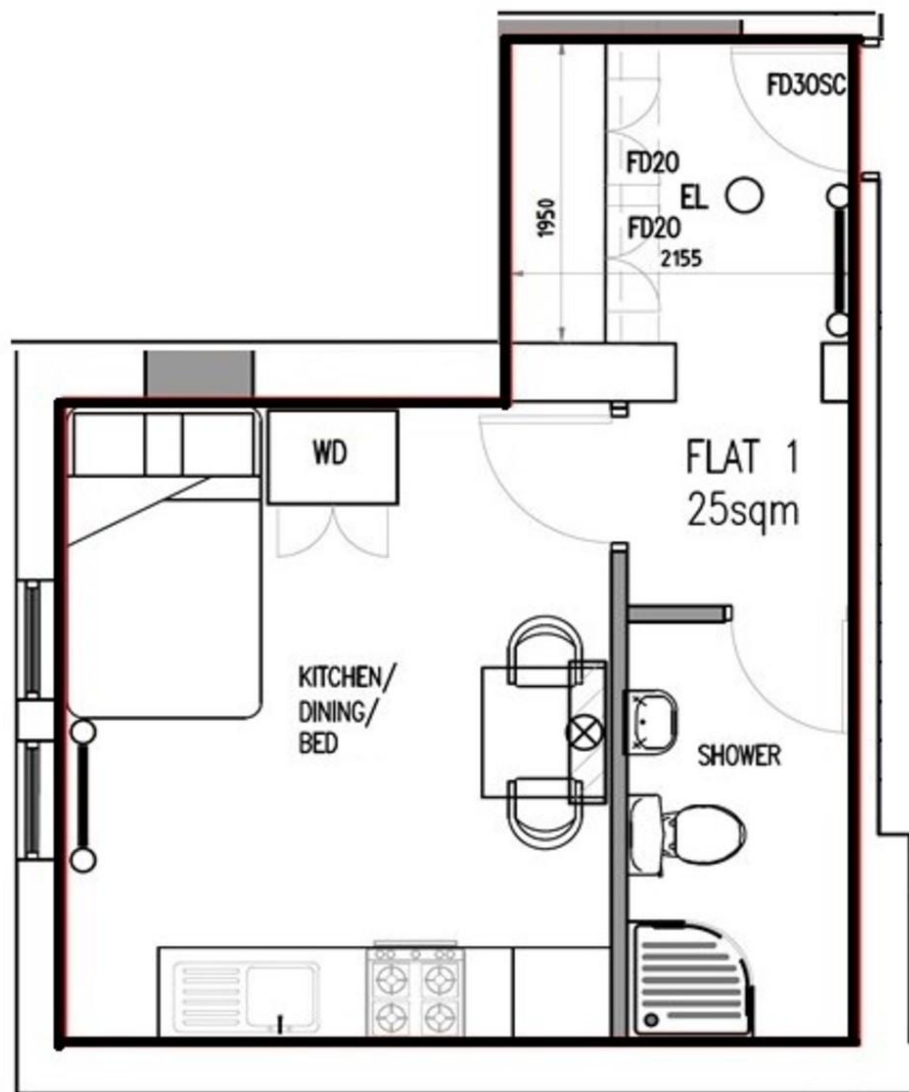
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	53   E
21-38	F		





## Martin & Co Bournemouth

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

# 01202559922

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



**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.