

FOR SALE



Norwich Avenue West, Bournemouth
Asking Price Of £120,000


MARTIN & CO



Norwich Avenue West

Bournemouth

Studio, 1 Bathroom

Asking Price Of £120,000

****GREAT INVESTMENT OPPORTUNITY**

****TENANT IN SITU**

- Top Floor Studio, Furnished
- Separate Fitted Kitchen
- Modern Tiled Shower Room

Bright and modern furnished studio located on 3rd floor based in Westbourne situated in a purpose built block with tenant in situ. The property offers spacious living area, separate fitted kitchen, large entrance hallway, shower room, intercom system. It is only a short walk to local shops, restaurants and bars public transport routes.

ENTRANCE HALL 9' 10" x 6' 6" (3.00m x 2.00m)

A cosy entrance hall used as a sitting area with two wood Velux units each with double glazed pane and each with integrated Venetian blinds, built-in-cupboard to left of front door and built-in box housing the consumer trip switch box within hinged cover and the electric meter, pale brown and black speckled patterned fitted carpet, ceiling pendant light, wall mounted electric heater with control cover, wall mounted door entry telephone, pale brown and black speckled patterned fitted carpet.



HALLWAY 6' 6" x 2' 9" (2.00m x 0.85m)

Leading to all rooms, the hallway has pale brown and black speckled patterned fitted carpet.

KITCHEN 8' 2" x 6' 6" (2.50m x 2.00m)

A separate fitted kitchen accessed from the hallway with wood effect Velux window unit with double glazed pane, grey coloured tiled floor, ceiling mounted stainless steel light fitting, white melamine units with stainless steel handles, white melamine cornice, pelmet and kickboards, black and grey stone chip effect Formica worktops, stainless steel bowl and drainer, water heater unit control dial and header tank, stainless steel extractor hood, four ring hotplate hob, oven, under counter washing machine and fridge freezer, wall mounted electric heater.

LIVING AREA 14' 9" x 9' 0" (4.50m x 2.75m)

A bright living room with white UPVC window unit with two double glazed pane, pale brown and black speckled patterned fitted carpet continuation of entrance hall, ceiling pendant light, wall mounted Dimplex electric heater with control cover.

SHOWER ROOM 6' 6" x 4' 11" (2.00m x 1.50m)

A modern tiled shower room with electric instant hot water shower unit, with white coloured tiled walls to left, facing and to right of door and white black and grey mosaic tiles on right wall, grey tiled floor, ceiling mounted white light fitting, wall mounted electric heated chrome towel railing, ceiling mounted extractor fan, white ceramic wash basin, shower enclosure frame with two fixed position glass glazed panels, white shower tray, wall mounted shower control, lacquered wood effect cabinet.

PARKING

There is no parking with this property.

Tenure: Leasehold

Approximately 125 years from Sept 2012

115 years remaining

Annual Service Charge: £1,484.64

Annual Ground Rent: £195.00

Council Tax Band: A



DISTANCES:

- 40 mts to Westbourne High Street
- 100 mts to A338 Wessex Way
- 800 mts to Talbot Heath School
- 1.5 km to Award-Winning Sandy Beaches
- 2.3 km to Bournemouth Pier
- 900 mts to Meyrick Park & Golf Course
- 6.5 km to Castle Point Shopping Centre
- 7.0 km to Poole Harbour
- 9.0 km to Bournemouth International Airport
- 10.0 km to Hengistbury Nature Reserve

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.

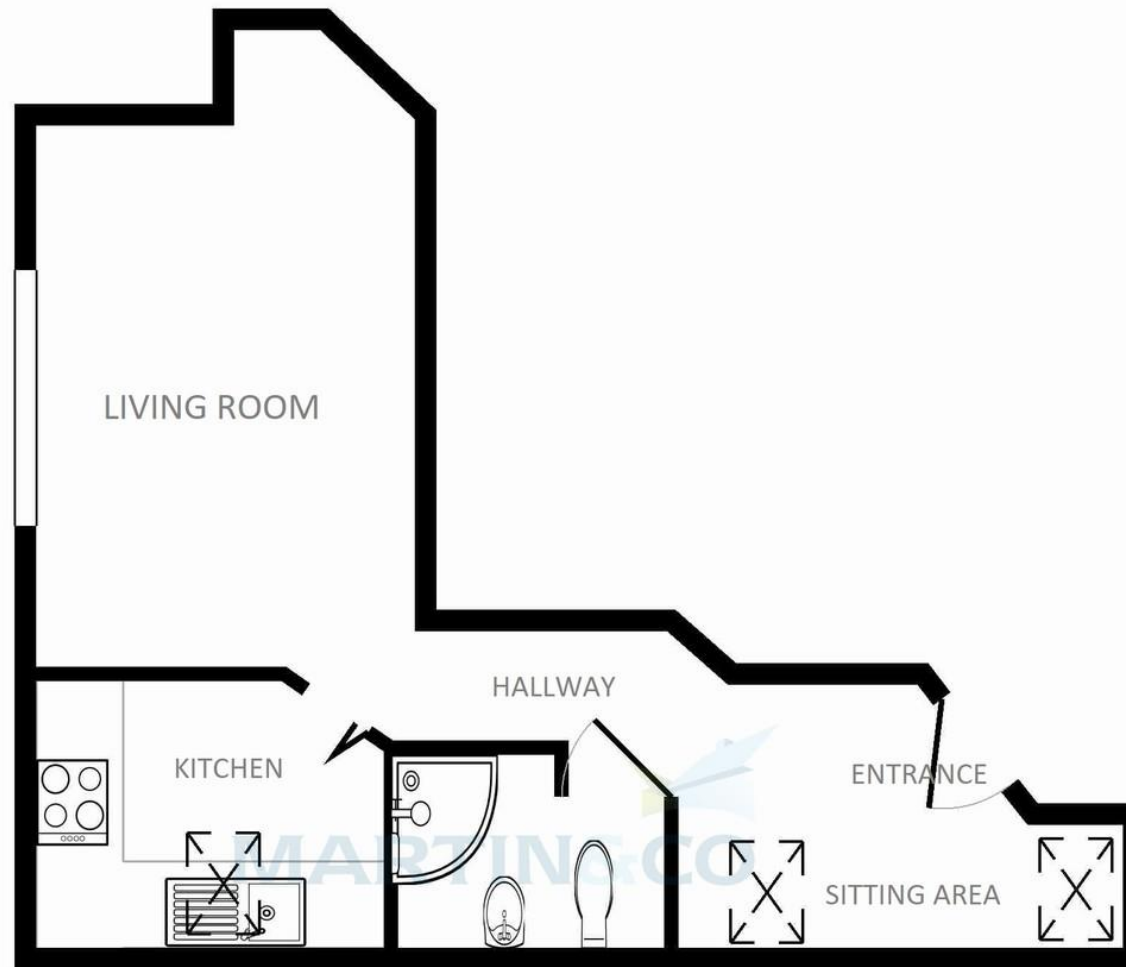
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		





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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.