

FOR SALE



Durley Gardens, Westcliff
Asking Price Of £130,000


MARTIN & CO



Durley Gardens, Westcliff

1 Bedroom, 1 Bathroom

Asking Price Of £130,000

- INVESTMENT OPPORTUNITY
- RAISED GROUND FLOOR
- PART FURNISHED
- 100 MTS TO SANDY BEACH
- TENANT IN SITU
- NO FORWARD CHAIN

Spacious part-furnished studio apartment on raised ground floor in Westcliff featuring a large living area with bay windows, separate fully fitted kitchen with white goods included and family bathroom.

The property is decorated in neutral colours and has high ceilings.

It is only 100 metres to the beach and 5 minutes' walk to local amenities and shops. On road parking.

HALLWAY 5' 6" x 2' 11" (1.70m x 0.90m)

Light brown carpet flooring, walls painted in cream.

LIVING AREA 17' 0" x 14' 3" (5.20m x 4.35m)

Double glazed windows in white UPVC frames, light wood veneer fitted cupboard, light brown carpet flooring, 7 inset spot lights, pendant light fitting, cream painted walls, electric heater.



KITCHEN 5' 10" x 5' 10" (1.80m x 1.80m)

Cream tiles flooring, ceiling with 4 inset spot lights, cream painted walls, selection of chrome plated sockets and switches, 4 under unit spot lights, selection of cream laminated eye and base level kitchen units, high shine black rolled laminate kitchen worktops, stainless steel sink, thermostat control.

Tenure: Leasehold

Approximately: 125 years from 25 March 1986

Years remaining: 89

Annual Service Charge: £1,436.21

Annual Ground Rent: £50

Council Tax Band: A

BATHROOM 5' 6" x 5' 4" (1.70m x 1.65m)

Light brown carpet flooring, ceiling with 4 inset spot lights, extractor fan, walls combination of white paint and white tiles, white bath with tiled side panel, white ceramic toilet, white ceramic wash basin, wall mounted mirror.

Tenants in Situ.

Rent: £560 pcm

***In the next 12 months substantial works planned are external redecorations, costs have not been established yet by the block management.**

PARKING

There is no parking with this property.



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.

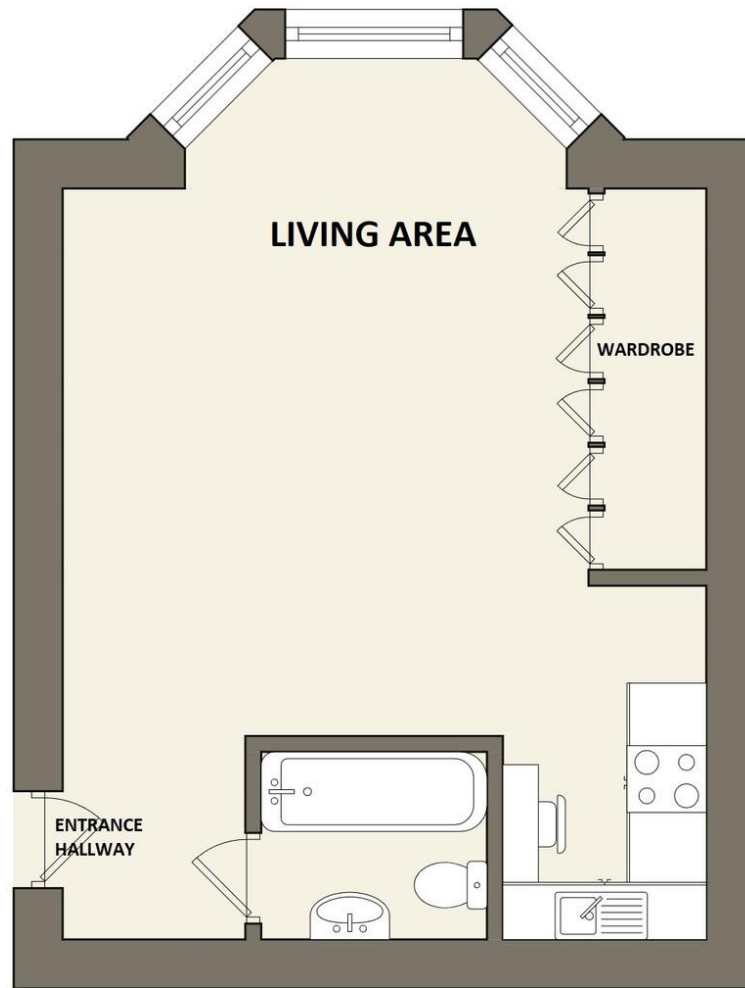
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



*West Cliff
Studios*