

**FOR SALE**



**Suffolk Road, Bournemouth**  
**Asking Price Of £275,000**

  
**MARTIN & CO**





## Suffolk Road, Bournemouth

2 Bedrooms, 2 Bathrooms

Asking Price Of £275,000

- Double Bedrooms
- Large Private Balcony
- Modern En-Suite Shower Room
- Spacious Living Room
- Allocated Parking For One Car

This exquisite apartment offers a comfortable and luxurious living experience with its two bedrooms, en-suite shower room, and an array of appealing features.

Upon entering, you'll discover a beautifully refurbished separate kitchen, equipped with modern appliances and ample storage space. The kitchen provides a convenient and functional area for preparing meals and culinary delights.

The apartment boasts a spacious and inviting living room, which serves as the heart of the home. This generously sized living space offers plenty of room for relaxation and entertainment. From here, you can step out onto the large private balcony, a delightful outdoor retreat where you can enjoy fresh air, stunning views, and al fresco dining.

The guest bedroom provides a comfortable space for visitors or can be utilized as a home office or hobby room. It offers versatility to suit your needs. The master bedroom features the added luxury of an en-suite shower room, ensuring privacy and convenience. This en-suite provides a stylish and modern shower, complemented by sleek fixtures and fittings.



One of the standout benefits of living in Westbourne, a charming area within Bournemouth, is the unique lifestyle it offers. Westbourne is renowned for its cosmopolitan atmosphere, with a diverse range of boutique shops, trendy cafes, and fine dining restaurants. Residents can indulge in a wealth of leisure and recreational activities, such as exploring the nearby parks and gardens, strolling along the beautiful coastline, or engaging in water sports.

The location in Westbourne provides an exceptional lifestyle with its vibrant community and proximity to various amenities and recreational opportunities. The sheltered allocated parking adds a practical advantage, ensuring convenience and security for residents.

**Tenure: Leasehold**  
**Term of Lease: 125 years from 29 September 2001**  
**Remaining 103 years**  
**Annual Service Charge: £2,309.13**  
**Annual Ground Rent: £150**  
**Council Tax Band C**

Furthermore, Suffolk House provides the added advantage of sheltered allocated parking, offering residents peace of mind and convenient access to their vehicles. This feature ensures that parking is secure, protected, and easily accessible.

**EPC: C**

In summary, this two-bedroom apartment at Suffolk House offers a remarkable living experience. With its refurbished kitchen, spacious living room, private balcony, guest bedroom, and master bedroom with an en-suite shower room, it combines comfort and luxury.





**Room Sizes:**

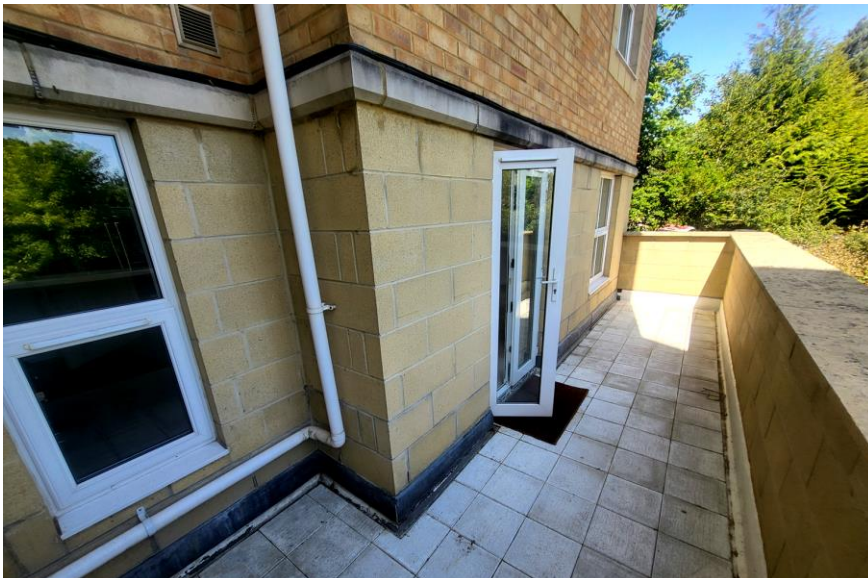
- Entrance Hall** 5' 10" x 10' 11" (1.80m x 3.35m)
- Living Room** 17' 0" x 13' 1" (5.20m x 4.00m)
- Kitchen** 13' 5" x 7' 2" (4.10m x 2.20m)
- Bedroom 1** 14' 9" x 10' 5" (4.50m x 3.20m)
- Ensuite** 7' 0" x 5' 2" (2.15m x 1.60m)
- Bedroom 2** 10' 5" x 7' 10" (3.20m x 2.40m)
- Bathroom** 7' 0" x 6' 2" (2.15m x 1.90m)
- Balcony** 23' 3" x 4' 11" (7.10m x 1.50m)

**DISTANCES:**

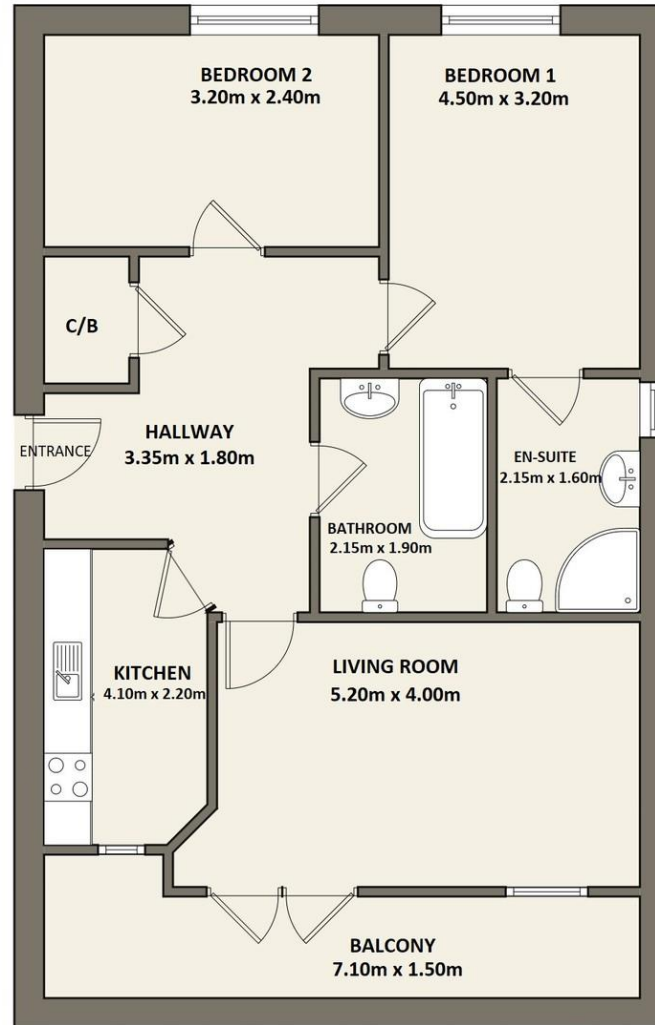
- 500 mts to Queens Park**
- 730 mts to Town Centre**
- 800 mts to Westbourne High Street**
- 1.20 km to Bournemouth Pier**
- 1.20 km to Award-Winning Sandy Beaches**
- 4.6 km to Castle Point Shopping Centre**
- 8.5 km to Hengistbury Nature Reserve**

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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Bournemouth

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