

**FOR SALE**



**Lansdowne Road, Bournemouth**  
**Offers in Excess Of £285,000**

  
**MARTIN & CO**



**Lansdowne Road,  
Bournemouth**

**2 Bedrooms, 2 Bathrooms**

**Offers In Excess Of £285,000**

**\*\*PROCESS TO EXTEND LEASE  
TO 999 YEARS STARTED\*\***

- \* DOUBLE BEDROOMS**
- \* COMMUNAL GARDENS**
- \* SECURE GATED DEVELOPMENT**

This two-bedroom ground floor flat is a stunning property located within a secure gated complex, offering peace of mind and privacy for residents. The flat boasts a spacious lounge that provides direct access to the beautiful communal garden, allowing residents to enjoy the lush greenery and serene surroundings right from the comfort of their home. This is a must-see property for anyone looking for a stylish and comfortable home in a prime location.



**ENTRANCE HALL** The property is entered via a secure entry phone system with the well maintained communal hallway leading to the entrance of the apartment. On entering the property the spacious hallway provides access to all principal rooms.

**BATHROOM 7' 7" x 6' 0" (2.32m x 1.85m)** A large family bathroom fitted with a enclosed panel bath with mixer tap and shower attachment, WC, pedestal wash hand basin, part ceramic tiled walls.

**BEDROOM ONE 13' 3" x 9' 6" (4.06m x 2.91m)** Large and bright dual aspect master bedroom with access to en-suite shower room and double UPVC doors leading out onto a patio area / communal gardens. The room boats wood effect fitted wardrobes and drawers, wall mounted single convector radiator, double glazed sash style windows to side aspect. Carpeted Floor, painted walls and smooth plastered ceiling.

**BEDROOM TWO 13' 4" x 7' 10" (4.08m x 2.41m)** Double bedroom with double glazed sash style window to side aspect, wall mounted double convector radiator, carpeted floor with painted walls, smooth plastered ceiling with moulded cornice and hanging pendant light. Door to hallway.

**EN-SUITE 9' 7" x 2' 10" (2.94m x 0.87m)** The en-suite has a glass enclosed shower cubicle with a wall mounted thermostatic shower, hand wash basin and WC. The room is part tiled with a wall mounted ladder style heated towel rail. UPVC misted window to side aspect.

**KITCHEN 9' 11" x 8' 1" (3.04m x 2.48m)** The Kitchen in immaculate condition including built in fridge freezer, four ring gas hob and oven. Fitted with a range of built in units comprising base and wall mounted drawers and cupboards with complimentary work surface areas having ceramic tiled splash backs, one and a half bowl

**LIVING ROOM 12' 9" x 19' 10" (3.90m x 6.06m)** The spacious living/ dining room situated to the rear of the property provides access onto the patio seating area and to the beautifully maintained communal gardens via UPVC double glazed doors, carpeted through with painted walls and smooth plastered ceilings with moulded cornice and hanging pendant light.

**PATIO** Externally the property is situated in well maintained communal grounds and enjoys a south facing private patio seating area.



**PARKING** Allocated off road parking is available for one car in the secure gated area, there is visitor parking available on a first come first serve basis.

**BOURNEMOUTH** is a seaside resort town located on the south coast of England known for its long, sandy beaches, picturesque coastline & pleasant climate. The town has a diverse range of industries, including finance, tourism, and technology. It is home to several large employers, including JP Morgan, Nationwide Building Society and LV. London is just two hours by train, makes it an attractive location for those who want to work in the capital but prefer a more relaxed lifestyle.

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**Tenure: Leasehold**  
**Length of Lease 99 years from 25 December 2001**  
**Remaining Years: 77 years**  
**Annual Service Charge: £1,691.10**  
**Annual Ground Rent: Peppercorn**  
**Council Tax Band D**

**DISTANCES:**

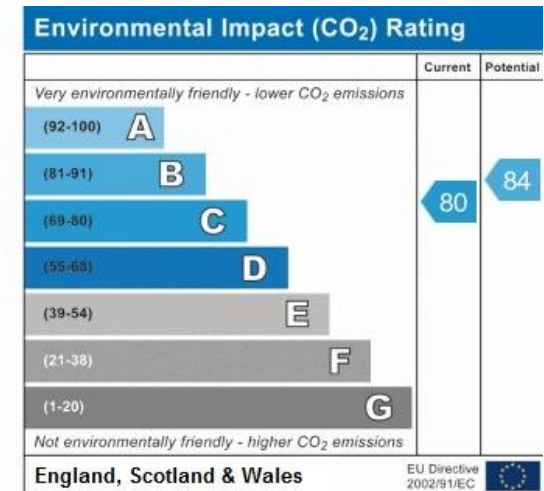
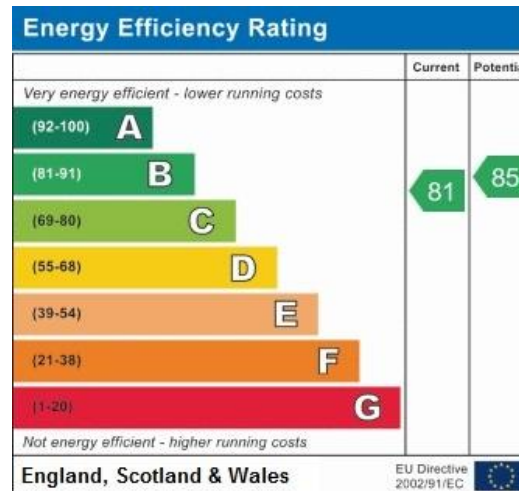
- 100 mts to A338 Wessex Way
- 600 mts to Meyrick Park & Golf Course
- 1.0 km to Bournemouth High Street
- 1.20 km to Award-Winning Sandy Beaches
- 1.3 km to Bournemouth Pier
- 4.0 km to Castle Point Shopping Centre
- 7.0 km to Bournemouth International Airport
- 8.0 km to Hengistbury Nature Reserve

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 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.





## Martin & Co Bournemouth

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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.



Westbury  
Grange

RV63 GVK