

FOR SALE



Wootton Mount, Bournemouth
Asking Price Of £200,000


MARTIN & CO



Wootton Mount, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £200,000

- Holiday Letting Permitted
- Purpose Built Building with a NHBC
- Security Entrance System
- Whole House Ventilation System.
- Communal Bike Store
- Permit Parking for Two Cars

Statum is a modern purpose-built apartment building in the heart of Bournemouth constructed just five years ago with NHBC certification, features a security entrance system and whole house ventilation. With all mains connected and HOLIDAY LETS PERMITTED, this property presents an investment opportunity in modern living. Unfortunately, pets are not permitted. With no chain attached, this property invites you to embrace contemporary living in every aspect.



This one bedroom on first floor has a fully fitted kitchen and a contemporary style bathroom. The double sized bedroom is spacious, with a built-in wardrobe and the stylish lounge has the benefit of a south facing balcony.

The property has been completed at the highest of standards and it is ideally located just a short walk from Bournemouth centre with its excellent selection of local shops, bars and restaurants. The BH2 complex, Multiplex Cinemas and miles of award winning sandy beaches are also within 15 minutes' walk. Less than half a mile away is the main line railway station to London, Waterloo and the national coach depot.

Bournemouth is regarded as a popular place to live, with many other beautiful locations on its doorstep. To the east, the wonders of the Jurassic Coast, to the west, the glorious New Forest and closer to home is the parish of Christchurch with its magnificent Priory which dates back to Norman times and the bustling port of Poole, with its historic Quay, vast natural harbour and world famous Sandbanks peninsula.

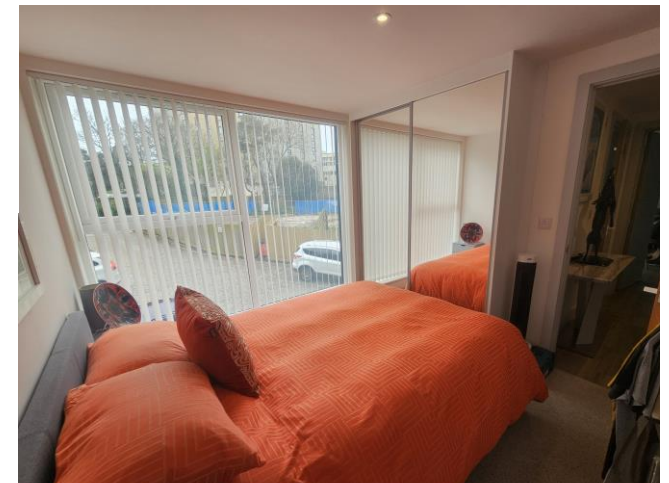
OPEN PLAN KITCHEN / LIVING ROOM 18' 0" x 15' 8" (5.5m x 4.8m) Step into the spacious open plan kitchen/living room featuring wooden laminated flooring throughout, spotlight ceiling and direct access to the balcony through large full height double glazed sliding patio doors. The functional modern integrated kitchen, complete with hanging wall cupboards and an additional boiler cupboard, is situated on the opposite wall, offering convenience and style.

ENTRANCE HALL The hall welcomes you with wooden laminated flooring, an intercom phone with door release, spotlight ceiling, and an additional airing cupboard.

BEDROOM 12' 1" x 8' 10" (3.7m x 2.7m) The double bedroom boasts a built-in double wardrobe and full height floor-to-ceiling windows, providing unobstructed views of the surrounding environment and ample natural light. Carpet flooring and a spotlight ceiling add to the comfort of the space.

BATHROOM 8' 6" x 4' 11" (2.6m x 1.5m) The elegant modern bathroom features the latest high-quality sanitary ware, including a concealed cistern and wall-mounted flush toilet system. Tiled walls to the ceiling, wooden effect floor tiles, an obscured glass double glazed window, wall-mounted heated towel radiator, extractor fan, and spotlight ceiling complete the sophistication.

BALCONY 16' 0" x 3' 7" (4.9m x 1.1m) Step out onto the spacious balcony and create your own ideal relaxing space at home with contemporary decking glass balustrade panels and spotlight ceiling.



PARKING Convenience is provided with two allocated parking spaces for two cars, accessible via permit only.

COMMUNAL FACILITIES Communal facilities include lift to all floors, communal bike store, individual door entry system, and secure communal hallway. The block paved and landscaped communal gardens offer a tranquil retreat for residents.

Tenure: Leasehold

Term: 130 years from and including 1 June 2019 to and including 31 May 2149

Remaining: 125 years

Service Charges: £1,483.14 p.a.

Ground Rent: £326 p.a.

All mains are connected.

EPC: C

DISTANCES:

- 500 mts from the City Centre
- 1 km from Eastcliff Beach
- 1.1 km of Westcliff Beach
- 1.3 km of Bournemouth International Centre
- 2.2 km from Alum Chine Beach
- 10 km from Sandbanks
- 11 km from Poole Harbour
- 11 km from Bournemouth International Airport

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



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.

