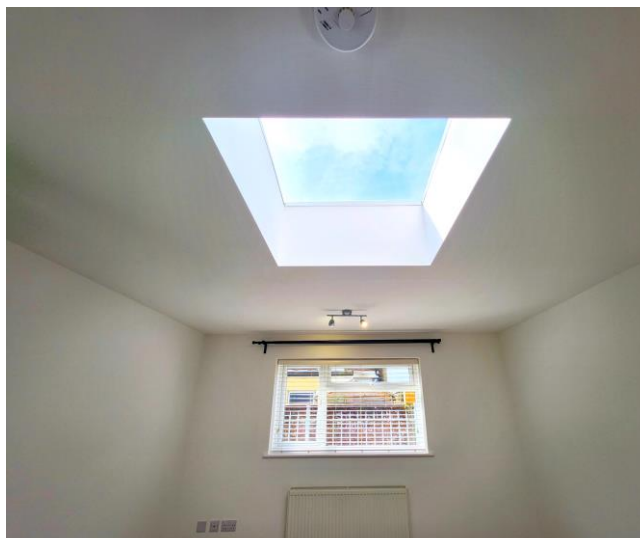


**FOR SALE**



**Palmerston Road, Bournemouth**  
**Asking Price Of £165,000**

  
**MARTIN & CO**



## Palmerston Road, Bournemouth

1 Bedroom, 1 Bathroom

**Asking Price Of £165,000**

- Ground Floor Apartment at the Rear
- Newly Built Development
- Ideal First Time Buyer Property
- 119 Years Remaining on the Lease
- **CHAIN FREE VENDOR**

Welcomed to the market is this ground floor one-bedroom apartment ideal for first time buyers or investors. A newly built development less than ten years old comprising of 6 one and two bedroom apartments.

The property's prime location means you have easy access to the amenities of the local area and the award winning beaches of Bournemouth.

Upon entry to the development, we step into the communal hallway that leads us to the property, with phone entry system for added security. Access to all floors is facilitated by stairs, as there is no lift in the block.

As we enter the property we find ourselves in the hallway leading to all other principal rooms. First on the left is the very well maintained shower room, consisting of a freestanding shower unit, white W/C, white handwash basin with storage and chrome heated towel rail.

There is one double bedroom that is fully carpeted, and boasts a radiator and curtain rail up over the window.

Parking can be found on road and as a further assurance of its appeal, the property is available without any forward chain.

The combined kitchen/diner makes a great entertaining area for you and your guests. The kitchen itself comprises of ample worktop space and is complete with undercounter and wall-mounted cupboards, integrated under counter fridge, undercounter freezer, sink, and electric oven and hob. The layout means you have easy access every part of the kitchen without hassle.

The areas local amenities are within walking distance from the apartment meaning you don't have to travel far to local supermarkets, restaurants, bars and shops. Bournemouth's Sandy beaches are within walking distance and offer a great day out.

Sizes:

The lounge space offers plenty of room for breakfast table and chairs, ideal for casual dining as well as the rest of the lounge furniture. The skylight above the lounge is a really special feature as it illuminates the entire room including the kitchen.

Entrance Hall 16' 3" x 3' 1" (4.96m x 0.94m)

Shower Room 6' 3" x 5' 10" (1.92m x 1.80m)

Bedroom 9' 10" x 8' 6" (3.00m x 2.60m)

Lounge / Kitchen 15' 5" x 12' 1" (4.70m x 3.70m)

Parking – On road



**Agent Notes:**

Tenure - Leasehold

Lease Length – 119 years remaining

Service charge – £1,359 p.a.

Ground Rent – £200 p.a.

All mains are connected.

EPC: C

**DISTANCES:**

150 mts to Churchill Gardens

200 mts to Sovereign Shopping Centre

200 mts to Boscombe High Street & Local Amenities

850 mts to Boscombe Pier & Sandy Beach

5.5 km to Bournemouth Town Centre

13.0 km to Bournemouth International Airport

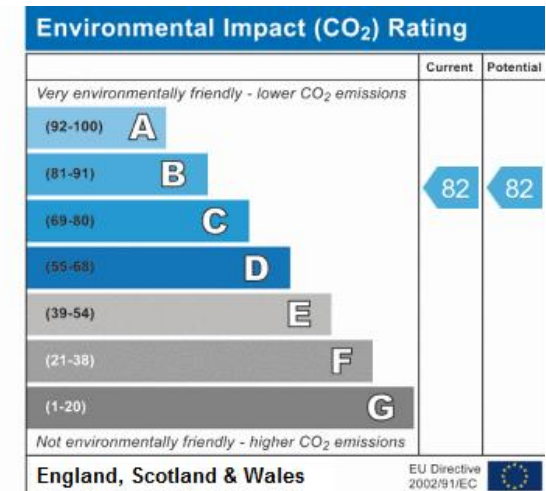
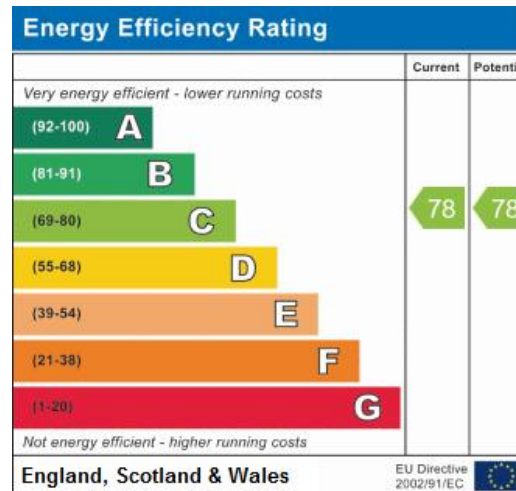
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.





Total Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## 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.





Corbin House  
11-13 Riverside Way



HJ65 YFD