

FOR SALE



Bournemouth Road, Ashley Cross
£255,000


MARTIN & CO

Bournemouth Road, Ashley Cross

£255,000

- SEA/HARBOUR VIEWS
- BALCONY
- TWO DOUBLE BEDROOMS
- SERVICE CHARGE £1182 PA
- COUNCIL TAX BAND B £1182 PA

Purpose Built second Floor Flat with Sea/Harbour views with Balcony and an underground parking space, benefiting from two double bedrooms, good size lounge with door to the balcony, modern fitted kitchen with some integrated appliances, modern white bathroom suite, fitted wardrobes to bedroom one, double glazing & gas fired central heating.



LOUNGE: Good size lounge with door to the Balcony with Harbour Views.

KITCHEN: Modern fitted Kitchen with integrated oven and hob.

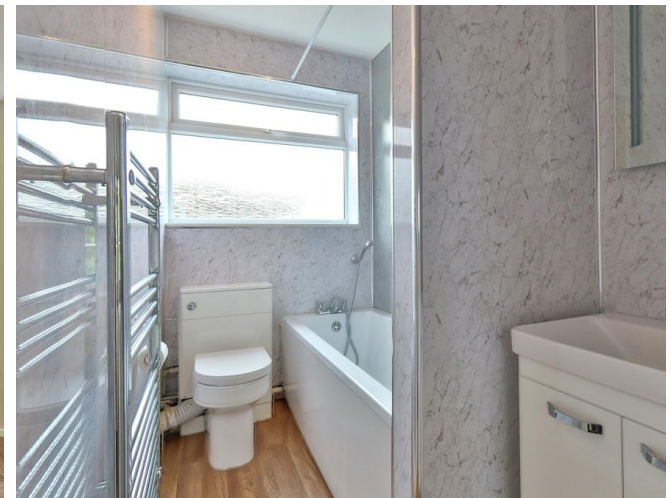
BEDROOM ONE: Double bedroom with fitted wardrobe.

BATHROOM: Modern white bathroom suite.

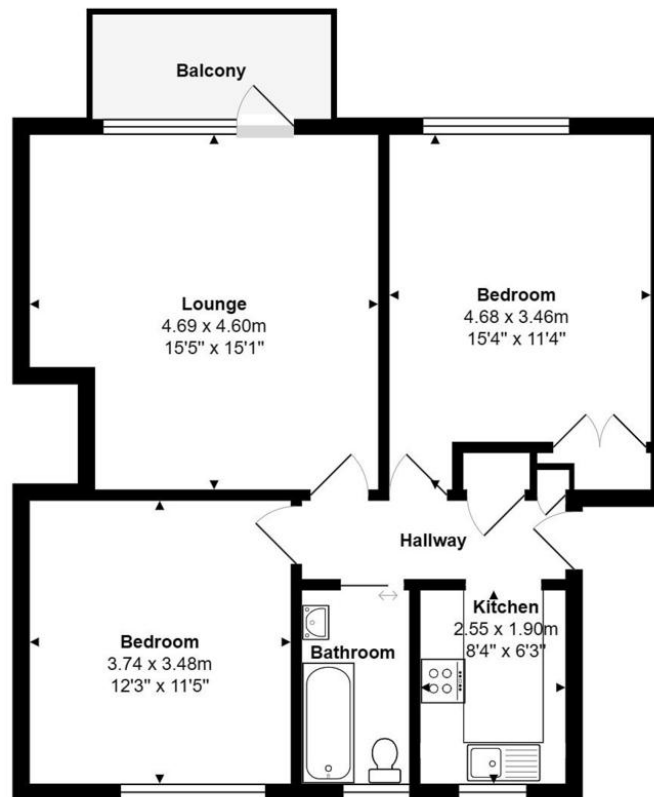
BEDROOM TWO: Double bedroom.

UNDERGROUND PARKING SPACE

NEW 125 YEAR LEASE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 64.4 m² ... 694 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.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.