

**FOR SALE**



**Lansdowne Road, Bournemouth**  
**Asking Price Of £175,000**

  
**MARTIN & CO**



**Lansdowne Road,  
Bournemouth**

**1 Bedroom, 1 Bathroom**

**Asking Price Of £175,000**

- **SHARE OF FREEHOLD**
- **LONG LEASE 990 YEARS**
- **NO GROUND RENT**
- **GROUND FLOOR APARTMENT**
- **DOUBLE BEDROOM**
- **OFF STREET PARKING TWO CARS**
- **CHAIN FREE**

Step into this charming one bedroom ground floor apartment in a character building, ideally located to Bournemouth Town Centre, Lansdowne and Charminster.

This wonderful CHAIN FREE property boasts an open plan lounge/kitchen/diner with a sleek breakfast bar, perfect for hosting friends or enjoying a quiet night in.

The kitchen comes equipped with white goods, appliances and there is plenty of cupboard space even under the breakfast bar.

The lounge is a great place to unwind and double doors lead to the patio and communal garden, creating a peaceful sanctuary away from the bustling Town Centre.



The property comprises of very long lease of 990 years remaining, possesses a SHARE OF THE FREEHOLD, with no ground rent to pay.

There is a communal garden space with bike shed, and a shared patio area for you to sit out on and soak up the sun.

The bedroom is, perfect for a good night's sleep after a busy day at work, is carpeted and has built in wardrobes providing great storage.

The location couldn't be more ideal, with easy access to Bournemouth Town Centre, medical services, Bournemouth University, Bournemouth Train Station, bus stops, supermarkets, and motorways.

The bathroom features a white 3 piece suite, including, hand was basin, W/C, a fully working Jacuzzi bathtub with shower overhead and a heated chrome towel rail for a touch of warm luxury.

All the conveniences you need are just a stone's throw away, making your daily routine a breeze.

With 453 square feet of move-in ready living space, this apartment is the perfect choice for first-time buyers, professionals, or singles looking to establish themselves in the heart of Bournemouth.

Included in this gem of a property is allocated off-street parking for 1-2 cars, ensuring you always have a space waiting for you when you return home. Plus, there are visitor spaces available for guests, making it a breeze to entertain friends and loved ones.



Don't miss out on the opportunity to view this fabulous property in person - schedule your viewing today!

**AGENT NOTES**

**Tenure – Share of The Freehold**  
**Lease Length – 990 years Remaining**  
**Service Charge - £1,862 per annum**  
**Ground Rent - £0 per annum**  
**Pets – Not Permitted**  
**Holiday Lets – Not Permitted**  
**CHAIN FREE VENDOR**  
**All mains utilities are connected**

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.

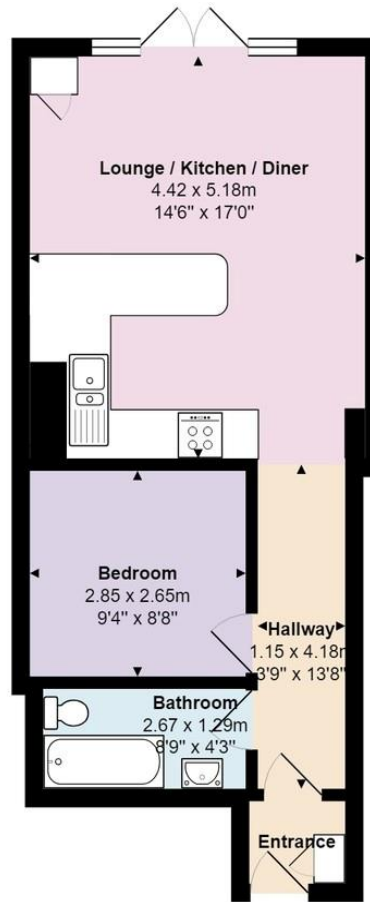
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 41.9 m<sup>2</sup> ... 451 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.



