

FOR SALE



Boscombe Spa Road, Bournemouth
Asking Price Of £315,000


MARTIN & CO



Boscombe Spa Road, Bournemouth

2 Bedrooms, 3 Bathrooms

Asking Price Of £315,000

- **SHARE OF FREEHOLD**
- **LARGE GROUND FLOOR FLAT**
- **3 BATHROOMS**
- **SEPARATE FITTED KITCHEN**
- **PRIVATE DECKED AREA**
- **BEAUTIFUL TENDED GARDENS**

Step into a touch of elegance and a bit of character with this fantastic ground floor flat in the sought-after Boscombe Spa area of Bournemouth. Located just a stone's throw away from the sandy beaches and tranquil Boscombe Chine Gardens, this property is the epitome of seaside living in a prime residential location.

Boasting two double bedrooms, three bathrooms (including En-Suites, one to each bedroom), a family bathroom, and a very spacious lounge, this property is the perfect combination of traditional charm and modern convenience.

The large modern fitted kitchen is ideal for whipping up culinary delights, and provides space for all modern day appliances.



There is also access to the private decked area Refurbished to a high standard with character overlooking the picturesque communal gardens features, this property also benefits from its own that offers a serene escape from the hustle and private entrance, and allocated parking, off street bustle of everyday life. for one car.

The lounge is very spacious indeed, and is the Situated within walking distance of Boscombe room to come home to after a long day at the office. Town and just a short drive from Bournemouth Entertain your guests or simply relax in front of the Town Centre and Bournemouth Train Station, TV it is the ideal space for anyone to enjoy. Double convenience is at your doorstep. doors lead you out on to the patio and communal garden.

Don't miss out on the opportunity to own a piece of this historic and vibrant seaside locale.

The Main bathroom is fully tiled and boast a large The award winning beaches of Bournemouth are bathtub, W/C, heated chrome towel rail and Hand just a short stroll away and can be accessed via Wash Basin with storage. The En-Suites both offer walk-in showers, W/C's Hand Wash Basins and Boscombe chine gardens to the rear of the heater chrome towel rails and are very easy to property. maintain. They really add a touch of luxury to everyday life.



Agent Notes:

Tenure – Share of the Freehold

Lease - 997 years remaining

Service Charge - Approx. £2,800 per annum

Ground Rent £0

Holiday Lets – Not Permitted

Pets – TBC

Parking - Allocated for One Car

All mains 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 check the position for you, especially if you are contemplating travelling some distance to view the property.

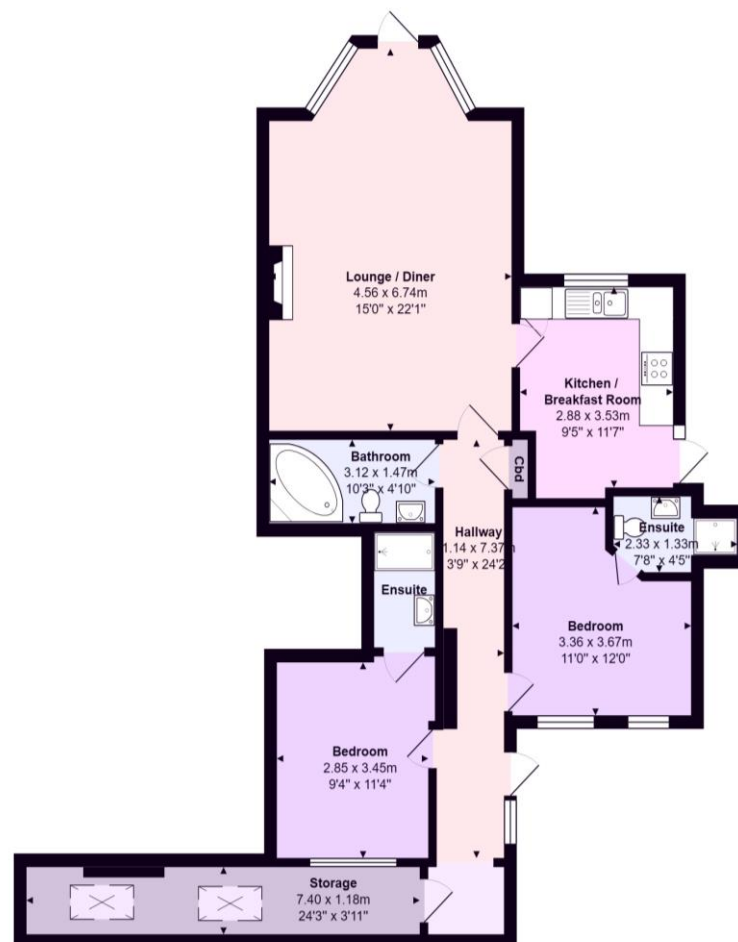
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 92.4 m² ... 995 ft²
 All measurements are approximate and for display purposes only



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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.



