

**FOR SALE**



**Sea Road, Bournemouth**  
**Asking Price Of £185,000**

  
**MARTIN & CO**





## Sea Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £185,000

- SEASIDE LOCATION
- SHARE OF THE FREEHOLD
- SPACIOUS APARTMENT
- DOUBLE BEDROOM
- SEPARATE LARGE KITCHEN
- GROUND FLOOR

Martin and Co welcome to the market, this spacious ground floor one double bedroom apartment in this Grade II listed building in Boscombe SPA.

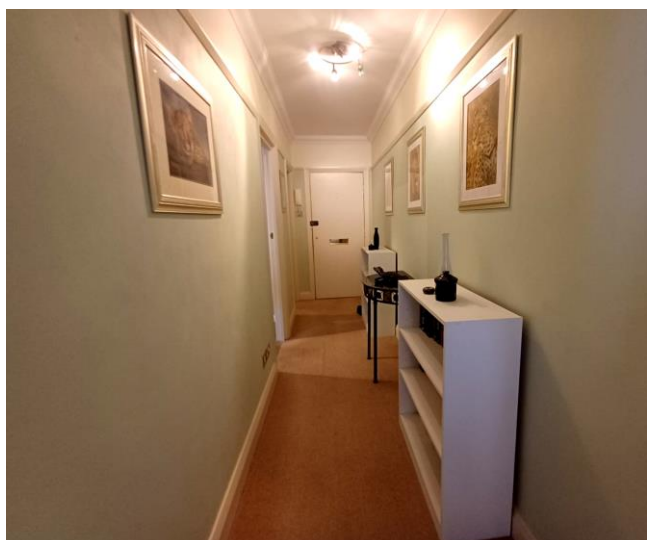
Enter the property via the large character front door to the building then step straight into a long L-shaped hallway that leads to all principle rooms in the property.

There is an intercom system also located near to the front door and store cupboard near the bedroom.

The kitchen is modern and benefits from space for all the kitchen appliances needed, including washing machine, oven, hob, dishwasher and fridge freezer.

There is plenty of worktop space to whip up dinner for you and your guests and plenty of under and over counter cupboards. The kitchen has enough space for a dining table big enough for two people.

The property boasts a spacious lounge with a number of lovely character windows providing views over the large courtyard of the building.





The lounge is perfect for hosting friends with plenty of space of a dining table, sofas, coffee table and all important book cases.

The bathroom offers more than enough room for your daily routine and boast a white Suite consisting of a bathtub, W/C and hand wash basin.

There is a shower over the bathtub with folding shower screen and the bathroom has fully tiled walls and floors.

The bedroom like the lounge is a truly great size and makes an ideal retreat to come home to. Get the best night's sleep after a long day at the beach in the sun.

There is plenty of space in the bedroom for all of one's furniture and the character windows continue in here. The bedroom also benefits from a built in cupboard space.

Parking can be found on street in a number of roads locally. The property couldn't be positioned more ideally positioned to the beach which is just a short walk away.

There is easy access to Boscombe and Bournemouth Town Centre, medical services, Bournemouth Train Station, bus stops, supermarkets, and motorways.

Providing 697 sqft of living space, this apartment is the perfect choice professionals, couples or single occupants.

San Remo Towers offers exclusive use of its roof terrace to residents' only and its one of the best spots locally to view the south coast from a great height.

Sea views of the South Coast, Bournemouth and right across to the Isle of White.

Residents also benefit from full use of the Lounge area.



A communal space with lots of seating, a small library of books, a full size snooker table and kitchen facilities. The Communal heating system operates between 1<sup>st</sup> October to 30<sup>th</sup> April. There are 2 bike stores in case you like to cycle and a concierge service operational during the week, from 8am -12pm then 6pm to 12am.

Don't miss out on the opportunity to view this fabulous character property in person.

**CALL NOW TO BOOK YOUR VIEWING !**

**Agent's notes:**

**Tenure – SHARE OF THE FREEHOLD**

**Lease Length – 995 Years Remaining**

**Service Charge – £2,103.82**

**Reserve Fund - £506.20**

**Hot Water and Heating - £1,107.54**

**Ground Rent - £0 per annum**

**Pets – Not Permitted**

**Holiday Lets – Not Permitted**

**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 cooperation 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.

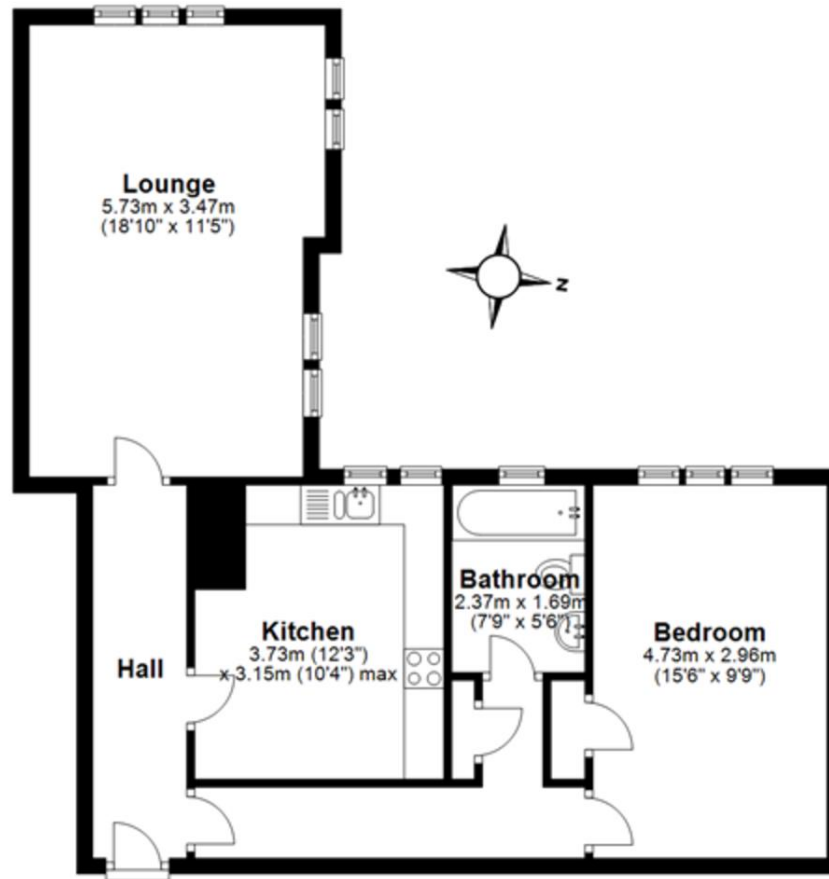


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

## Floor Plan

Approx. 64.8 sq. metres (697.9 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## 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.



