

**FOR SALE**



**Ensbury Park, Bournemouth**  
**Asking Price Of £200,000**

  
**MARTIN&CO**





## Ensbury Park, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- SHARE OF THE FREEHOLD
- FIRST FLOOR FLAT
- PROVISION EV CHARGE
- OPEN PLAN LOUNGE/KITCHEN
- NEAR BOURNEMOUTH UNIVERSITY

Step into a touch of **modern luxury** with this fantastic refurbished first floor flat in Ensbury Park.

If you're looking for a **turn key property** then this could be the one for you.

Access to the property can be found at the rear of the building where you will find a gated private entrance with stoned passage way, external lighting, **provision for EV charging point connection** and single **allocated parking** space.

Step in to the property and find yourself in the ground floor hallway ideal for loosening those muddy boots after a nice walk in Redhill Park and recreation ground with the dogs.

Once upstairs you find an inviting landing area providing access to all principle rooms in the flat, **loft access** (full access front to rear), a shoe cupboard and wall mounted thermostat.

The master bedroom is very stylish and offers a Pax IKEA wardrobe with gloss white doors, bedside pendant lights, wall mounted tables, curtain rail and blinds.





The bathroom is fully tiled with white ceramic tiles, white grouting and sits just adjacent to the master bedroom. The bathroom boasts an over bath rainfall shower with handheld attachment, shower screen, soft close toilet and enclose toilet cistern and sink with built in storage. White oak laminate flooring and a grey heated towel rail complement the room.

The second bedroom provides ample room as a bedroom or as an office space when working from home. It also boast the very handy **utility cupboard** providing plumbing and electrics for a washing machine, an access panel for easy shower maintenance and shelving.

The lounge dining area is ideal for entertaining guests and offers a large window providing a south facing aspect, TV media unit, blinds and white oak laminate flooring. There is space for a dining table and not forgetting the beds for the dogs.

The modern gloss fitted kitchen is ideal for whipping up culinary delights, and sits along one wall in the lounge dining area. The kitchen also benefits from square edged worktops, single sink and under counter lighting. All **appliances are integrated** and include a Kenwood 70/30 fridge freezer, Bosch dishwasher, integrated Bosch oven, induction hob and extractor hood.

The property provides great access to Bournemouth University, medical facilities, local shops and amenities.

There are bus stops in very close proximity helping you to get about town and Winton high street is within walking distance from the flat. There are a number of very good primary and secondary schools in the area including Glenmoor and Winton Secondary School.

The property also benefits from a **new boiler** installed in 2020 and serviced yearly and **new double glazing** throughout fitted in March 2023.

Agent's Notes:



Tenure – Share of the Freehold  
 Lease - approx. 980 years remaining  
 Service Charge – As and When Basis  
 Ground Rent - £0  
 Holiday Lets – TBC  
 Pets – Permitted

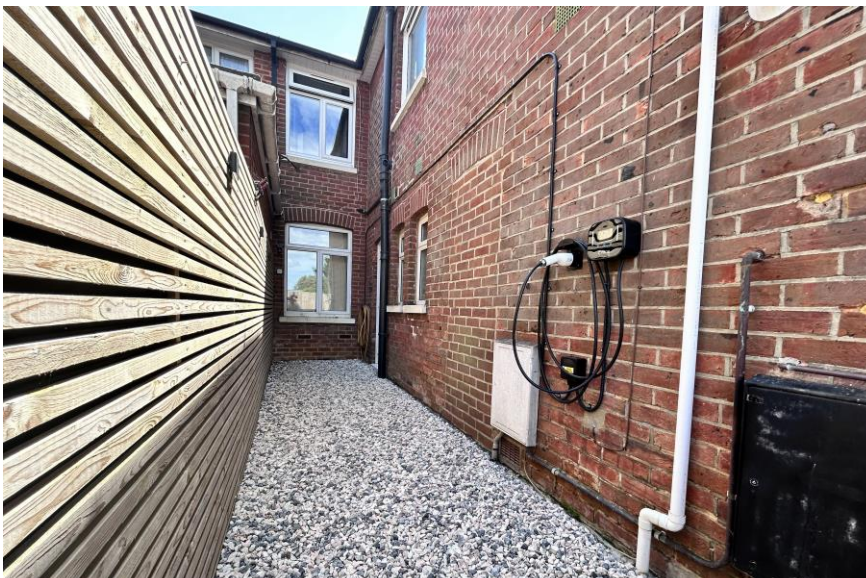
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

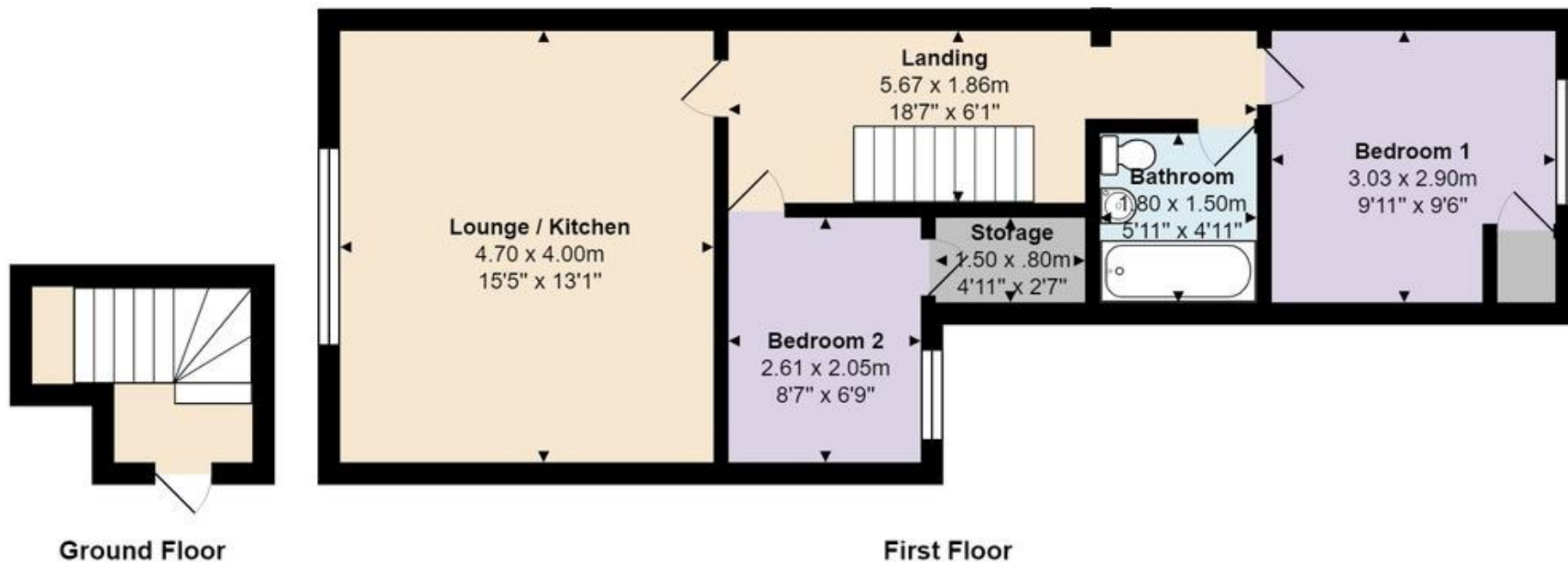
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 52.8 m<sup>2</sup> ... 568 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.



