

FOR SALE



Walpole Road, Bournemouth
Asking Price Of £125,000


MARTIN & CO



Walpole Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £125,000

- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR INVESTORS
- DOUBLE BEDROOM
- EXTRA STUDY AREA
- CHAIN FREE VENDOR

Situated in a sought after location is this one bedroom second floor apartment in a character building, ideally located to Boscombe Town Centre, Lansdowne and the Award Winning Beaches of Bournemouth.

The property would be ideal for first time buyers or investors.

This one bedroom apartment offer an open plan lounge/kitchen area making it a perfect space for hosting friends or enjoying a quiet night in.

The kitchen is open to the lounge meaning you can cook up a culinary masterpiece and still enjoy the company of your friends and family.

The lounge is very bright and is a cozy space to unwind after a long day at the office.

The entrance hallway is a handy space to have and can be used as a place to hang a coat, kick off the sandy boots after a walk on the beach or use as a **small office area** to work from home.



The bedroom is large and it boasts character With 487 square feet of living space, this apartment features in its layout and shape, it is carpeted and is the perfect choice for first-time buyers, has lots of light flooding into the room. professionals, or singles looking to establish themselves in the heart of Bournemouth.

The bathroom features a white 3 piece suite, With a tenant in situ it also makes for a great buy including, hand wash basin, W/C, a bathtub with to let property for investors. shower overhead and towel rail.

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.

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

Parking for a car can be found on road.

Schedule your viewing today!

AGENT'S NOTES:

Tenure – Leasehold

Lease Length – 90 years Remaining

Service Charge – Approx £2,000 per annum

Ground Rent – Approx £50 per annum

Pets – Not Permitted

Holiday Lets – Not Permitted

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.

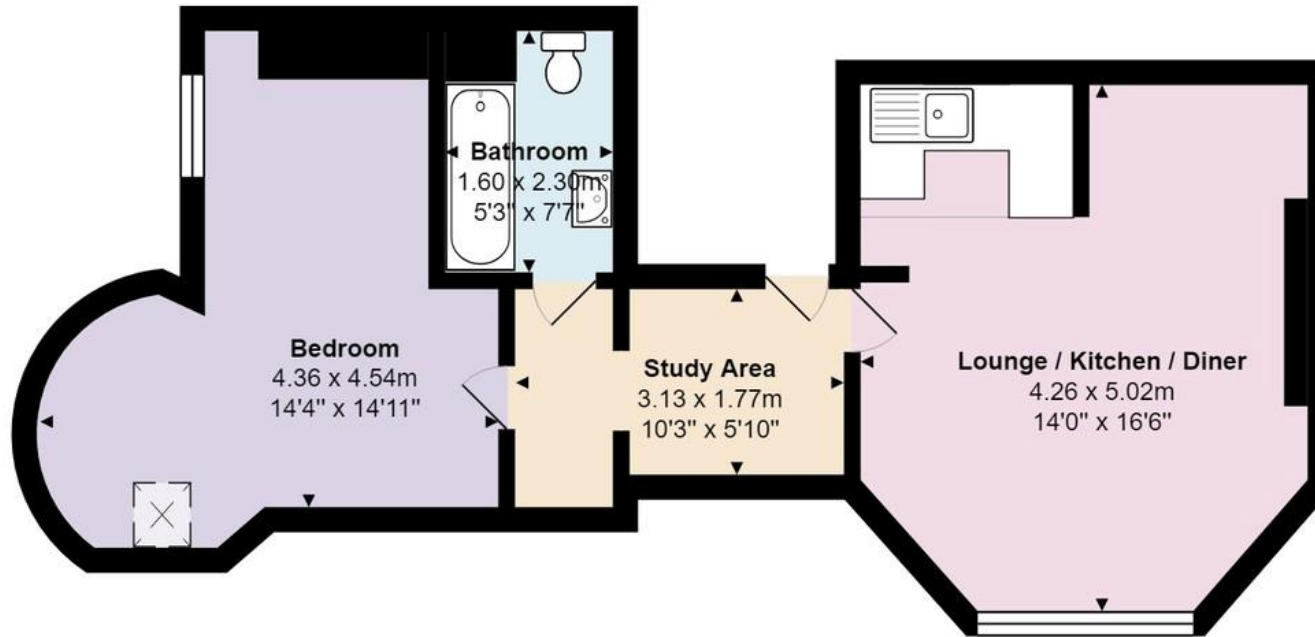
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		



Total Area: 45.2 m² ... 487 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.





Let By

For Sale