

FOR SALE



The Crescent, Bournemouth
Offers Over £158,000


MARTIN & CO



The Crescent, Bournemouth

2 Bedrooms, 1 Bathroom

Offers Over £158,000

- DOUBLE BEDROOM
- CONVERTED BLOCK
- LOCATED ON GROUND FLOOR
- DOUBLE BEDROOM
- OPEN PLAN LIVING ROOM

A well-presented two double bedroom ground floor flat, ideally located in a sought-after area near Boscombe's vibrant shopping district, with easy access to Boscombe Pier and the seafront.

Set within a converted block and benefiting from allocated parking to the rear, this property is perfect for first-time buyers or as a rental investment. The property also comes with the advantage of a long lease.



The flat is accessed through a communal front door and entrance hall, leading to the flat. Upon entering, you are welcomed by a hallway that flows into a spacious open-plan kitchen/living area, with a window to the side.

The kitchen is equipped with a range of work surfaces, ample storage cupboards and drawers, and space for appliances, complemented by part-tiled walls.

Both bedrooms are good-sized doubles, each with windows providing natural light from the rear.

The bathroom is conveniently located off the hall and There are mainline rail links at Pokesdown and includes a modern white suite, comprising a panelled Bournemouth train stations which provides direct bath with a shower overhead, low-level W.C., wash access to Southampton, Southampton Airport and hand basin, and part-tiled finishes, along with an London Waterloo. extractor fan.

Externally, there is an allocated parking space Europe and nearby Port of Poole offers ferry services to accessible from the rear of the property, providing France and The Channel Islands. convenient and secure parking.

Boscombe Spa is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Agent's notes:

Tenure: Leasehold
Term: 189 years from 25 December 1987
Remaining: 152 years
Ground Rent: £200 per annum.
Maintenance: £1,132 per 6 months (£2,264 p.a.)
Council Tax: Band A

EPC: C

Parking off road, at the rear.
All mains connected.



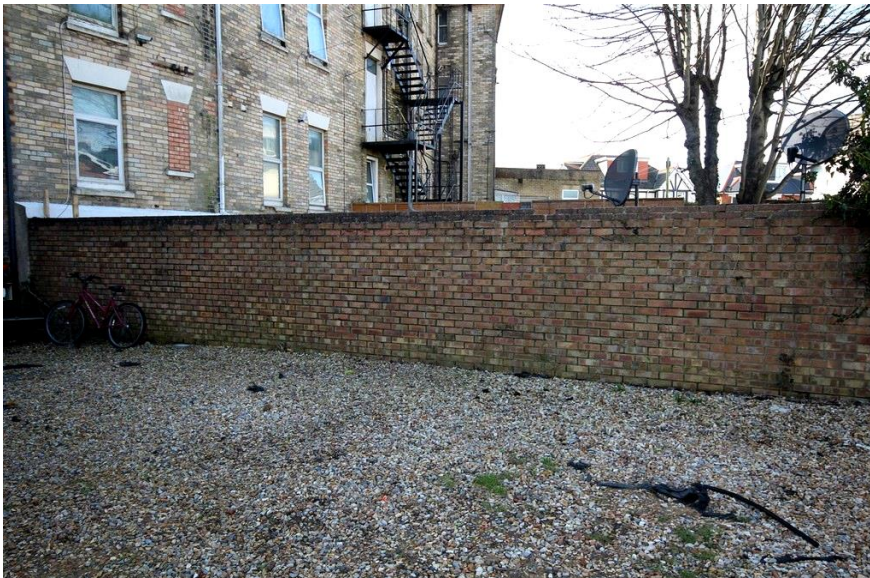
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



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.



