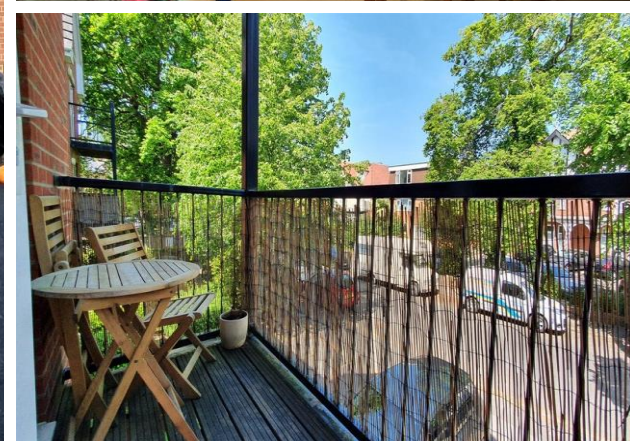


FOR SALE



Florence Road, Bournemouth
Asking Price Of £200,000


MARTIN & CO



Florence Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £200,000

- FIRST FLOOR APARTMENT
- DOUBLE BEDROOMS
- PRIVATE BALCONY
- ALLOCATED PARKING
- NO FORWARD CHAIN

A fantastic opportunity to purchase this spacious two bedroom first floor apartment situated in a popular residential location close to Bournemouth's award-winning beaches, local amenities and transport links.

Accessed via the secure communal entrance stairs lead to the first floor. Stepping into the apartment you are greeted by the entrance hall with useful storage cupboard.

The property boasts a spacious reception room, which provides plentiful space for eating and relaxing.

The reception room is further enhanced by the sliding doors which lead out onto a private patio area.

The separate fitted kitchen is well appointed with ample workspace, cupboard storage and gas cooking facilities.

Sleeping accommodation consists of two well-proportioned double bedrooms. The master is notably impressive, benefitting from an en-suite shower room.



The second bedroom is served by the family bathroom that consists of a shower-over-bath, basin and w/c.

Further benefits include; gas central heating, double glazing, allocated parking and entry phone system.

Offered with no forward chain, we believe this property would make an ideal residential or buy-to-let purchase and a viewing is highly recommended to appreciate all this property has to offer.

Boscombe 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. There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo.

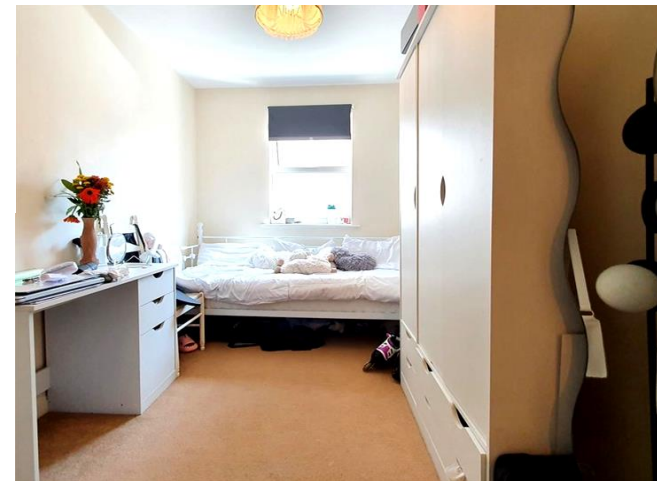
Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Agent's notes:

Tenure: Leasehold
Term: 99 years from 25 March 2005

Remaining: 80 years
Service/Maintenance Charge: £1,400 p.a.
Ground Rent: TBC
Pets: Not permitted.

All mains are connected.



This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

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.

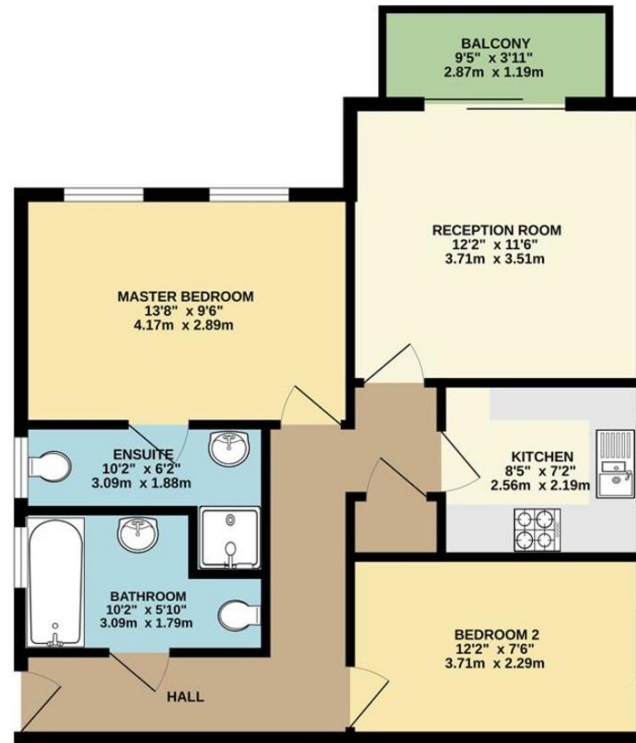
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





