

**FOR SALE**



**Florence Road, Bournemouth**  
**Asking Price Of £240,000**

  
**MARTIN & CO**



## Florence Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £240,000

- NO FORWARD CHAIN
- AD-HOC PARKING
- MODERN BLOCK
- GROUND FLOOR
- SOUTH FACING WINDOWS

Immaculate Ground Floor Apartment Near 5 Award-Winning Beaches in Boscombe, Bournemouth.

Presented in SHOW HOME CONDITION, this stunning two double-bedroom ground floor apartment is an ideal first-time buy, rental investment, or holiday home.

Situated close to Boscombe's renowned 5\* award-winning sandy beaches, this property offers a perfect blend of modern living and coastal charm.

The apartment features contemporary décor and high-quality fittings throughout, beginning with a spacious entrance hallway (2.40m x 1.80m) and a handy storage cupboard (1.30m x 0.90m).

The open-plan living room (7.20m x 3.80m) is flooded with natural light from the south-facing window, while the modern fitted kitchen comes with integrated appliances.



The master bedroom (4.30m x 2.55m) benefits from a south-facing window, and the second bedroom (3.00m x 2.90m) offers plenty of additional space.

A luxury three-piece family bathroom (1.80m x 1.70m) completes the interior.

Parking is on 'first-come first-served' basis. The property is offered with no forward chain.

Boscombe, a vibrant suburb of Bournemouth, is ideally located between Bournemouth town centre and Southbourne, offering a mix of independent shops and popular retail chains.

The award-winning sandy beaches, iconic pier, promenade, and beautifully landscaped Chinese Gardens have all benefited from significant investment.

The area boasts a lively sea-front scene with restaurants, a surf school, and trendy bars and bistros. For commuters, Pokesdown and Bournemouth stations provide direct links to Southampton, Southampton Airport, and London Waterloo, while Bournemouth International Airport (just 6 miles away) offers a range of flights to European destinations.

Agent's Notes:  
Tenure: Leasehold  
Term : 125 Years from September 2019  
Remaining: 120 years  
Service Charge - £1,090 p.a.  
Ground Rent - £200 p.a.  
Pets - Allowed with permission  
Holiday Lets - Not permitted  
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 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.

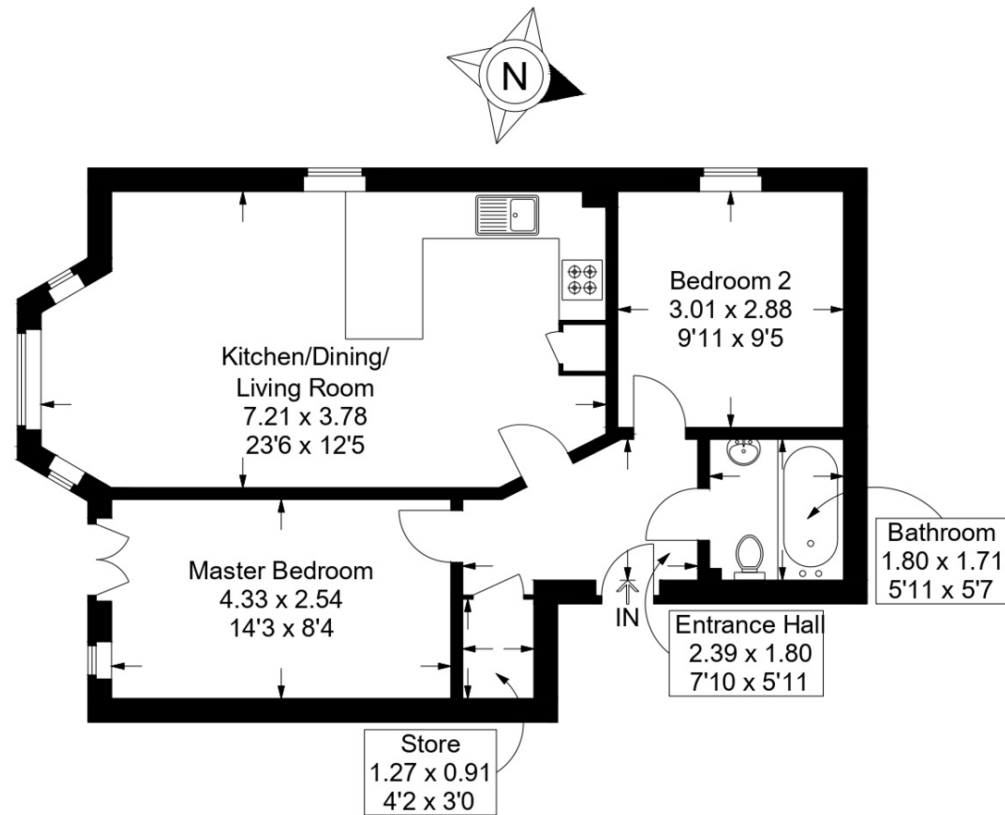
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Florence Road, Bournemouth

Approximate Gross Internal Area = 56.9 sq m / 612 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### 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.

