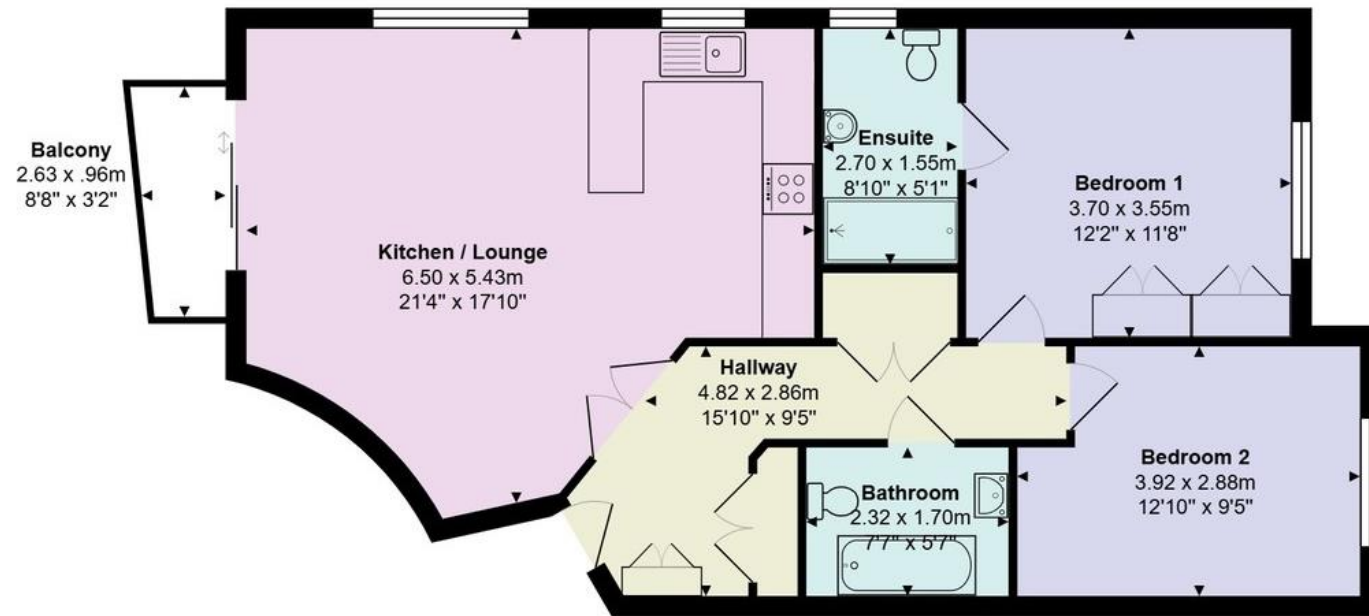




Property Location

Ideally positioned in Bournemouth Town Centre walking distance to award winning sandy beaches. The area's local amenities are within walking distance from the apartment meaning you don't have to travel far to access supermarkets, restaurants, bars and shops. Transport links are also within walking distance and are very easily accessible.



Total Area: 73.6 m² ... 792 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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.



St Peters, Bournemouth

Asking Price Of £235,000

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

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FIRST FLOOR
MODERN ART DECO
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TWO DOUBLE BEDROOM
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UNDERFLOOR HEATING
STORAGE CUPBOARDS
ONE PARKING SPACE
GATED RESIDENCE
CLOSE TO THE BEACH
CLOSE TO HIGH STREET
IDEAL FAMILY HOME
IDEAL HOLIDAY HOME
IDEAL INVESTMENT



Why you'll like it

Ideally positioned in Bournemouth Town Centre is this two double bedroom apartment. Located on the first floor in an iconic Art Deco style building with only 11 exquisitely designed apartments. The property offers easy access to all the amenities of Bournemouth Town Centre with all its attractions and Award Winning Beaches.

As we enter the building through the intercom security door we find the entrance hallway with a spiral staircase and lift access to all floors. Entering the apartment, we find the hallway that leads us to all other principle rooms in the property and offers two large storage cupboards ideal for hanging coats or storing general household items.

The bathroom is exceptionally clean and stylish and comprises of a white W/C, white hand-wash basin with 2 draw storage cupboards, a full size bathtub, large mirrored wall and heated towel rail.

There are two good sized double bedrooms and each room is made up of carpeted floors, wardrobes, (fitted in the master bedroom), curtains at the windows and are both neutrally decorated. The second bedroom is a great room for all ages. The master bedroom benefits from an en-suite shower room. Made up of a white W/C, stylish white hand wash basin, and free standing shower unit.

The combined lounge/diner is a great room for hosting family and friends. Relax and watch T.V. or sit and have dinner under the backdrop of the amazing glass block wall. There is plenty of space for furniture and access to the front facing balcony. The kitchen sits open to the lounge/diner, offers a great space to entertain and boasts fully integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob. There is plenty of cupboard space and the added bonus of a breakfast bar.

The property boasts 800 sqft of living space and has off street parking for one car (allocated) in the underground stack system carpark. The property also benefits from double glazed windows and underfloor heating and is presented in very good order that's ready to move straight into.

Agent's Notes:
 Tenure – Share of Freehold
 Lease Length: 989 years remaining
 Service charge £1900 every 6 months
 Reserve fund £230 every 6 months
 Ground Rent £0 per annum
 Holiday Lets - Not permitted
 Pets – 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

