



Property Location

Boscombe is a popular suburb of Bournemouth located to the south east, neighbouring Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains. 5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, surf school and popular bars.



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.

GROSS INTERNAL AREA
FLOOR 1: 513 sq. ft, 48 m²
TOTAL: 513 sq. ft, 48 m²

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Sea Road, Boscombe, Bournemouth

Offers Over £200,000

Martin & Co Bournemouth

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2nd FLOOR FLAT

ROOF TERRACE

TWO BEDROOMS

RECEPTION ROOM

MODERN KITCHEN

FAMILY BATHROOM

POPULAR LOCATION

ALLOCATED PARKING

GAS CENTRAL HEATING

ENTRY PHONE SYSTEM

STORAGE CUPBOARD

LONG LEASE

CHARACTER BLOCK

CLOSE TO THE BEACH



Why you'll like it

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

Accessed via the well-maintained communal entrance stair access leads to the top (2nd) floor of this character block. Stepping into the property you are greeted by the welcoming entrance hall that provides access to all rooms. To the right you will find the light and airy dual aspect reception room that provides plentiful space for both eating and relaxing. The space is further enhanced by a set of double doors that lead out onto a private and sunny roof terrace that provides an ideal space for alfresco dining and entertaining in the summer months. The separate fitted kitchen is in a contemporary style and benefits from ample workspace, storage cupboard, gas cooking facilities and space for white goods.

Sleeping accommodation consists of two double bedrooms, both of which offer plentiful space for bedroom furniture and storage. The bedrooms are served by the flush family bathroom which consists of a large walk-in-shower, w/c, basin & heated towel rail. Further benefits include; gas central heating, allocated parking, entry phone system and a long lease. Well-presented and offered with no forward chain a viewing is highly recommended to appreciate all this property has to offer.

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5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure: Leasehold
Term: 189 years from June 1995
Remaining: 160 years
Annual Service Charge: £1,550
Annual Ground Rent: Peppercorn
Management Company: Castleford Property Management
Pets not permitted
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

