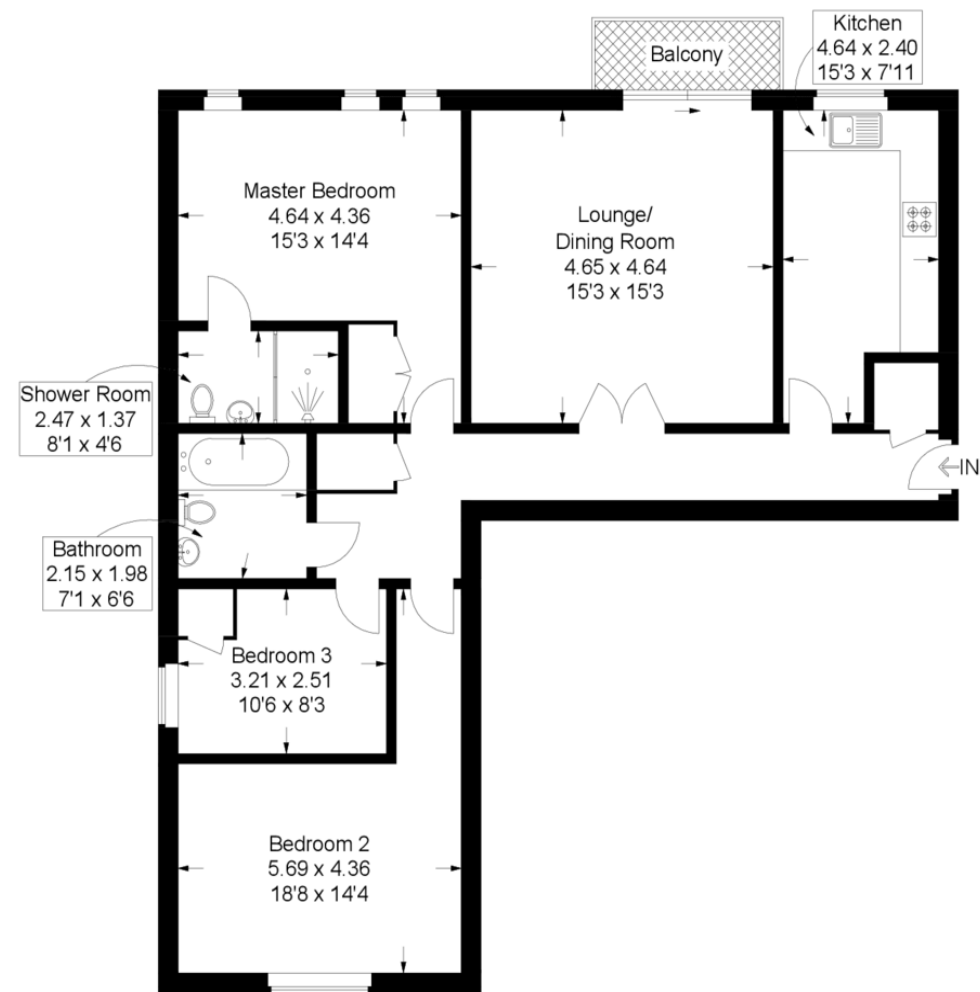




Property Location – Boscombe Spa

Breeze, Owls Road, Bournemouth

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft



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.



Owls Road, Bournemouth

Asking Price Of £375,000

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

01202559922
<http://www.bournemouth.martinco.com>



GLIMPSE OF SEA VIEWS

3rd FLOOR APARTMENT

THREE BEDROOMS

PRIVATE BALCONY

CLOSE TO BEACH

LIFT ACCESS

NEWLY FITTED CARPETS

MODERN KITCHEN

LARGE LIVING / DINING

TWO BATHROOMS

SECURE GATED PARKING

ONE ALLOCATED SPACES

NO CHAIN

LONG LEASE



Why you'll like it

Introducing an exceptional opportunity to own a stunning 3rd floor apartment in the vibrant seaside town of Bournemouth. This property, boasting an impressive 92 square metres, combines spacious living with modern amenities, making it an ideal choice for families, professionals, or anyone looking to embrace a coastal lifestyle.

With a spacious Layout and Modern Features, This apartment features three well appointed bedrooms and two bathrooms, providing ample space for comfortable living. The large master bedroom includes an en-suite bathroom, offering privacy and convenience. The other two bedrooms are versatile, perfect for guests, children, or even a home office.

The heart of the home is the large, airy living/dining room offering plenty of space to relax and entertain. The kitchen with its contemporary black & white design is equipped with granite worktops, integrated units including a high-end John Lewis induction hob all of which not only enhances functionality but also adds a touch of luxury to daily routines. Newly fitted carpets and pull-down blinds throughout the apartment contribute to a fresh and inviting atmosphere, ensuring a warm welcome at every turn. One of the standout features of this property is the balcony with its sea glimpse view. For added convenience, the property includes allocated parking for one car in a secure, gated rear car park, ensuring peace of mind.

Situated just a stone's throw from Bournemouth's award-winning beach, this apartment offers the perfect blend of coastal beauty and urban convenience. Whether you're looking to enjoy a day at the beach, explore local shops and restaurants, or engage in water sports, everything is within easy reach.

Agent's Notes:
 Tenure: Leasehold
 Lease: 112 Years Remaining
 Ground Rent: £323.52 per annum
 Service Charge: £2720 per annum
 Council Tax: Band E
 Holiday Lets – Not Permitted
 Pets – Yes (requires to be authorised)

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

