

FOR SALE



Grantly Road, Bournemouth
£215,000


MARTIN & CO



Grantly Road, Bournemouth

2 Bedrooms, 2 Bathroom

£215,000

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- FAMILY BATHROOM PLUS EN-SUITE
- SEMI OPEN PLAN LOUNGE KITCHEN
- LEASEHOLD

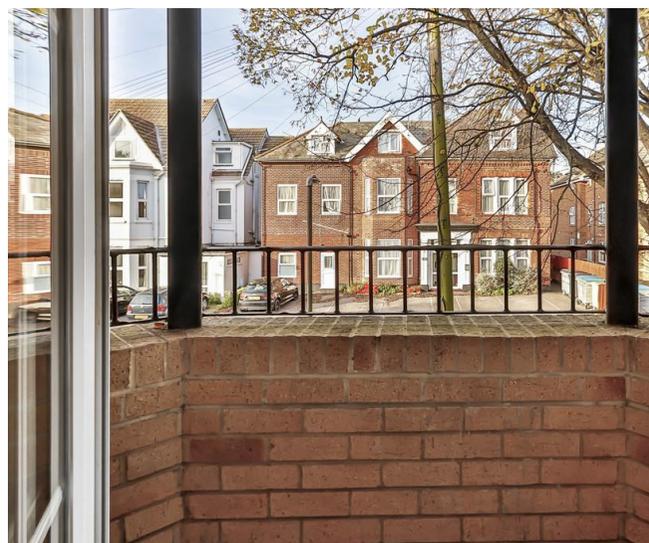
IDEAL FIRST TIME BUYER PROPERTY or IDEAL INVESTOR PROPERTY WITH HOLIDAY LET POTENTIAL

Situated in close proximity to the Award-Winning Beaches of Bournemouth and to Boscombe Town Centre is this first floor apartment located in a modern development.

The building offers a security phone entry system, a bike store and off-street parking. Once inside the communal staircase leads you to all floors in the building.

The property comprises of 2-double bedrooms with the master bedroom benefiting from plenty of space for the bedroom furniture and an En-suite Shower room. The En-suite has a freestanding shower unit, white W/C, white hand wash basin and white heated towel rail. The second bedroom is ideal for both children and adults with carpeted floors, radiator, and neutral décor.

The kitchen comes with built in appliances and is semi-open plan with the lounge. The kitchen offers a good amount of worktop space, a GAS HOB, electric oven, electric hob, and space for the fridge freezer



and washing machine.

The lounge is a nice space to come home to and benefits from a French balcony overlooking the front. It's a great room for entertaining or relaxing in. The main bathroom offers a full-size bathtub, white W/C, white hand wash basin and white heated towel rail.

The apartment also benefits from gas central heating, double glazed windows, and low voltage downlighters throughout. There is off street parking for one car and a very handy bike store shed. The property has the added benefit of a new lease that will be issued on completion and the vendor is chain free.

Holiday lets are permitted with consent from the management company.

There are some planned works for the building which have been paid for by the current owner.

Southbourne is a short distance away and boast lots of independent stores, boutiques, coffee shops, bars, and restaurants. Bournemouth Town Centre is also a short distance away offering a number of shops, activities, and attractions.

Agent Notes

Tenure – Leasehold

Lease Length – Currently 80 Years- New Lease to be granted on Completion

Service charge – £680.00 every 6 Months

Ground Rent - £370.00 Per Annum (subject to a reduction with lease extension)

Sinking fund - £415.00 every 6 months

Holiday Lets – Permitted with Permission

Pets – Not Permitted

All mains' utilities are connected



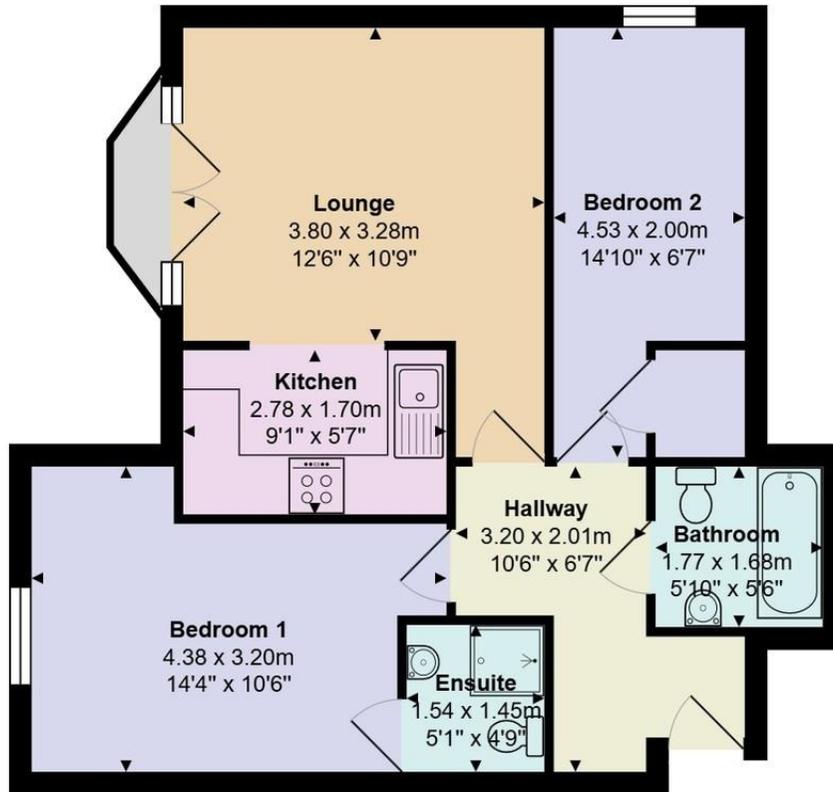
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and 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 be pleased to 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 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 52.4 m² ... 564 ft²

All measurements are approximate and for display purposes only

Martin & Co Bournemouth

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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.