

Total Area: 33.5 m2 ... 360 ft2

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









Lorne Park Road, Bournemouth

Asking Price Of £130,000



Share of Freehold

Great First Time Buy

Investment Opportunity

Potential yield 7.5%

961 Year Lease

Tax band A

Town Centre Location

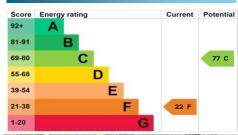
Close To Beaches

Open Plan Kitchen

Electric Heaters

Double Glazed

Immaculate Throughout





Why you'll like it

The flat is located within the development of 'Lorne Park Mansions' and is accessed through a communal entrance with lift access to all floors. the property offers a large hallway with airing cupboard – perfect for plenty of storage. The open plan kitchen/lounge is spacious and bright and airy with French doors opening to the Juliet balcony with views over Bournemouth. Bedroom is of a generous size, and provides plenty of storage within the mirrored built in wardrobes. Bathroom is modern and includes a shower over bath. Further benefits of this property include double glazing throughout, a sizeable sinking fund and share of freehold.

Agent's Notes:

Tenure: Share of Freehold Lease: 961 Years Remaining

Ground Rent: NIL

Service Charge: £1250 per annum Council Tax: Band A

Council Tax: Band A
Holiday Lets - Not permitted
Pets - Not permitted









- 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.









