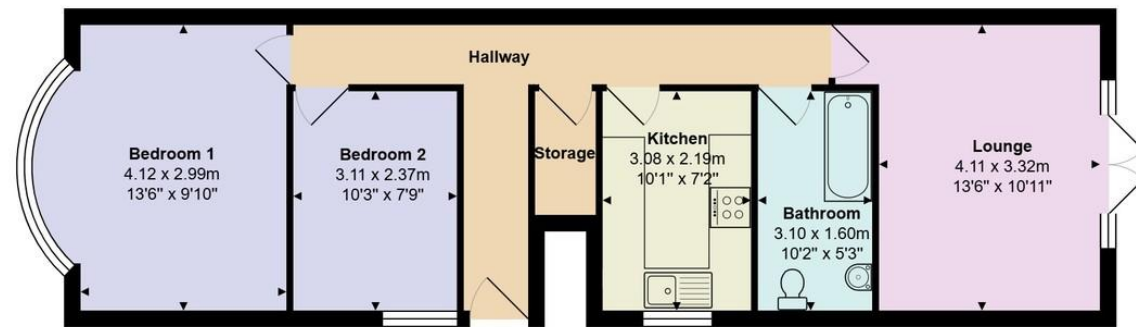




Property Location



Total Area: 60.7 m² ... 653 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 for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Portfield Road, Bournemouth

Offers Over £250,000

Martin & Co Bournemouth

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

01202559922

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



12 Portfield Road
Bournemouth
BH23 2AG

Key features:

- Ground Floor
- Private Garden
- Allocated Parking
- Gas Central Heating
- Popular Location
- Near By Train Station & Town
- Modern Fitted Kitchen & Bathroom
- Two Bedrooms



Why you'll like it

An immaculate two-bedroom ground floor flat with a private secluded garden in Christchurch with a Superb local school catchment. Suitable for homeowners and investors, this home offers a contemporary feel and currently benefits from a wealth of accommodation with many fine features, including doors accessing the impressive secluded rear garden. The property has been refurbished throughout. Stepping into the property, you are greeted by an entrance hallway, a separate modern fitted kitchen, wall and base units with work surface over and integrated appliances. The separate lounge offers plenty of room for relaxing and dining and has rear aspect doors overlooking the beautifully maintained rear garden. Two bedrooms provide ample space for bedroom furniture and are serviced by the modern fitted three-piece bathroom.

Outside is a driveway providing off-road parking.

Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is approximately 2.5 miles away and local bus services connect the surrounding area. Christchurch Mainline Railway Station

Agents Notes:
Tenure: Leasehold

Lease: 72 Years Remaining - (The Sellers are happy to serve the Section 42 Notice to Begin the process for a Buyer).
Freeholder: There is an absent freeholder, which an indemnity policy will cover if you wish to extend the lease or purchase with a mortgage.
Ground Rent: NIL
Service Charge: As & When Building Insurance: Separate
Pets Permitted: Yes
Holiday Lets Permitted: TBC
Council Tax Band: B
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 endeavor 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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

