

Property Location
Bournemouth



MARTIN&CO
Total Area 46m² ... 495.14ft²



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.

Hamilton Road, Bournemouth

Asking Price Of £165,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

Chain Free

Parking

Lease Over 150 Years

Turn Key Ready

Two Bedrooms

Great For Investors

Ideal First Time Buy

Recently Refurbished

Close To Amenities

First Floor

Great Features

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

****CHAIN FREE**** This turn-key, chain-free first-floor flat has been recently refurbished throughout, offering a stylish and low-maintenance home that is ready for immediate occupation. The refurbishment has been completed to a modern standard, with neutral décor and well-planned living space, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation is well proportioned and comprises a bright living area, a modern fitted kitchen, a contemporary bathroom and two comfortable bedrooms. Positioned on the first floor, the flat enjoys a pleasant outlook and a practical layout suitable for both owner occupation and rental use.

Further benefits include a 153-year lease, a well-managed block, and a service charge payable on an as-and-when basis, helping to keep ongoing costs manageable. The property has parking to the front for each flat. The property sits on great grounds so a communal garden in well kept order is to the rear, great for summer months.

Ideally located within easy reach of local amenities, transport links and Bournemouth town centre, this attractive apartment offers convenience, strong rental appeal and an excellent opportunity to acquire a ready-to-move-into property in a popular and well-connected location.

Leasehold
Lease Length - 153 Years Remaining
Service Charge- As of when
Ground Rent- £0
Council Tax Band- A
EPC- D
AST Lets permitted

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 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.

