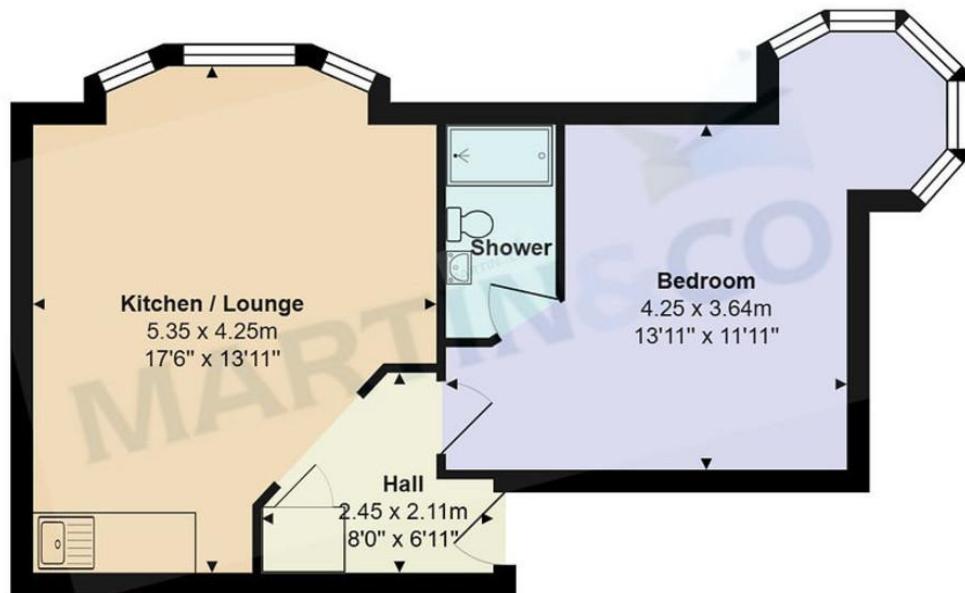


## Property Location Bournemouth



Total Area: 40.2 m<sup>2</sup> ... 432 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Heron Court Road, Bournemouth

Asking Price Of £170,000

**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.

**Martin & Co Bournemouth**

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

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**MARTIN & CO**

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Brand New 125 Year Lease

One Bedroom

Newly Refurbished Apartment

Newly fitted Kitchen

Appliances

Communal Entrance

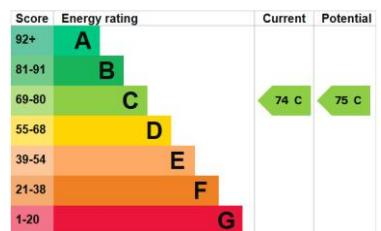
First Floor Flat

Allocated Parking

Ideal First Time Buy

Stunning Finish

No Chain



## Why you'll like it

Martin & Co are delighted to offer for sale this newly refurbished character House Conversion. The apartments have been finished to the highest of standards and property of this type is rarely available. An internal inspection is highly recommended to appreciate the accommodation on offer.

As you enter Flat 3 at 47 Heron Court Road, you step into a welcoming hallway that sets the tone for this well-laid-out one-bedroom apartment. The space immediately feels practical and easy to live in, with rooms flowing naturally from one to the next. Moving through, you arrive in the main living area, a bright and comfortable space that works well for both relaxing and entertaining. There's ample room for a sofa, media unit and a small dining table, making it ideal for everyday living or hosting friends. Natural light fills the room, giving it an airy, open feel. Opposite the living space is the kitchen, it's a functional area that comfortably accommodates essential appliances while remaining neatly tucked away from the main living zone.

The bedroom is a well-proportioned double, offering a calm and private retreat. There's space for a full-size bed, wardrobes and additional furniture without feeling cramped. A key highlight is the en-suite bathroom, accessed directly from the bedroom - a real bonus for a one-bedroom property. The en-suite is fitted with modern sanitary ware and provides a convenient, private space for daily routines. Overall, this flat offers a smart and efficient layout, combining comfortable living with the added benefit of an en-suite, all set within a popular residential area close to local amenities and transport links. Ideal for first-time buyers, professionals or as a strong investment opportunity.



**Agent's Notes:**  
**Tenure:** Leasehold  
**Remaining Lease:** 125 Years Remaining  
**Service charge:** £..... Per Annum  
**Ground Rent:** Nil  
**Holiday Lets:**  
**Pets:** Permitted  
**Parking:** Allocated  
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 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.

