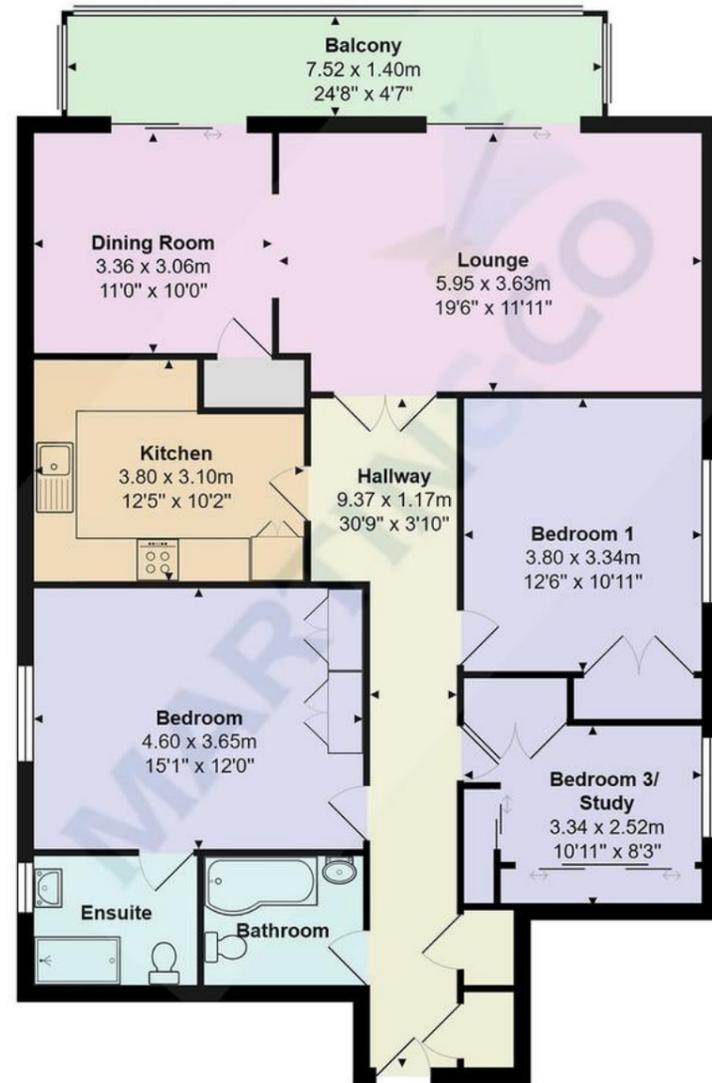


Property Location Bournemouth



Total Area: 111.4 m² ... 1199 ft² (excluding balcony)

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.



Grove Road, Bournemouth

Asking Price Of £500,000

Martin & Co Bournemouth

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

01202559922

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



- Excellent Sea Views
- Three Double Bedrooms
- Short Walk to Beach & Town Centre
- Ideal Main/Second Home
- Porter Service
- Large Balcony
- South Facing Balcony
- Great Transport Links
- Off Road Parking
- No Forward Chain



Why you'll like it

A superbly presented apartment in this most popular of cliff top blocks which gives private pedestrian gate from the beautifully manicured grounds directly onto the Overcliff where a nearby path leads down to the seven miles of sandy beaches stretching from Sandbanks to Hengistbury Head, with a level promenade walk alongside.

Hinton Wood is ideally located for a short walk through the Pleasure Gardens, alongside the pretty Bourne Stream, to the extensive amenities of Bournemouth town centre which offers superb shopping opportunities and an array of quality eateries and entertainment facilities. The Travel Interchange on the outskirts of the town centre provides excellent transport links to London Waterloo and beyond and, with this building having the benefit of Porter Services, it proves to be the ideal commute/second home.

The impressive communal reception area provides lift access to the apartment where the internal accommodation is offered in immaculate order throughout and comprises sitting & dining room both accessing a generous balcony overlooking the sea, modern fitted kitchen, master bedroom with en-suite shower, two further double bedrooms, modern family bathroom. The apartment also benefits from ample storage and secure underground parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note's:
 Tenure: Share Of Freehold
 Lease: 146 Years Remaining
 Service Charge: £3,257 Per Six Months
 Ground Rent: Nil
 Pets: Not Permitted
 Holiday Lets: 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.

