



£545,000

22 Donoughmore Road, Bournemouth, BH1 4HG



SAXE COBURG™

Property Experts







Full Description

An investment portfolio consisting of the freehold and six studio flats in a large semi-detached house. Situated in a convenient location within walking distance to Boscombe High Street, all major bus routes and Boscombe Gardens which lead to the seafront and pier. Due to the location, all six flats have a proven rental track record. Gas central heating to the whole building, U.P.V.C. double glazing and security entry system.

Award Winning Sandy Beaches, Boscombe Pier and Boscombe Chine Gardens are all nearby. There is a main line train station at Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport is approx.6 miles distance. An ideal Airbnb opportunity.

Flat 1 has been sold separately and has a 125 year lease with £250p.a. ground rent.

Flat 2 – Ground Floor Studio Rental Income - £709pcm

Flat 3 - First Floor Studio Rental Income - £622pcm

Flat 4 – First Floor Studio Rental Income - £755pcm

Flat 5 – First Floor Studio Rental Income - £680pcm

Flat 6 – Second Floor Studio Rental Income - £825pcm

Flat 7 – Second Floor Studio Rental Income - £775pcm

Approx. total rental income: £52,392 per annum.

Current approximate gross yield: 9.4%

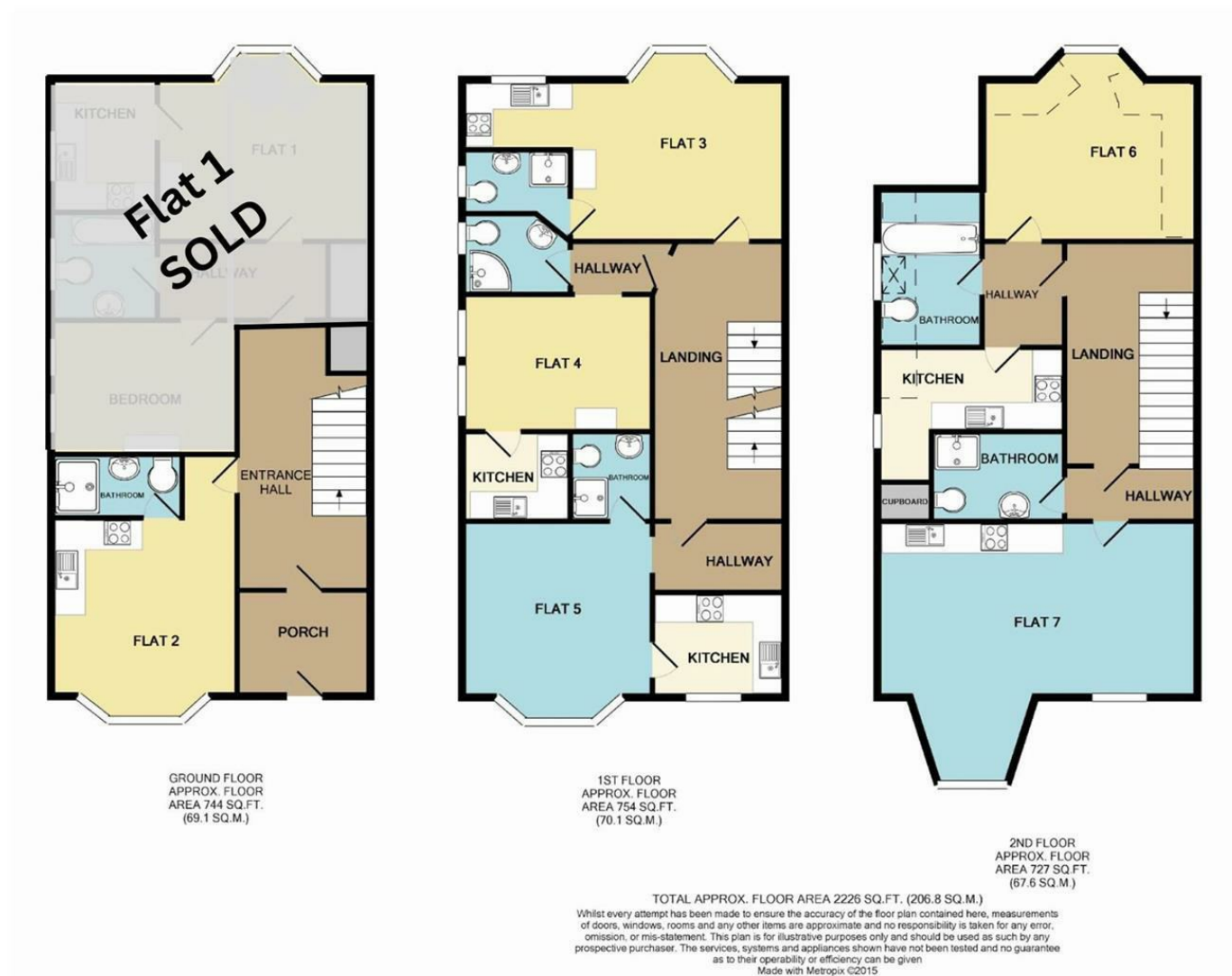
Tenure: Freehold

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg Property Experts

All information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

FEATURES & SPECIFICATIONS

- Investment Opportunity
- 6 x Studio Flats
- Current Gross Yield 9.4%
- Freehold
- Gas fired central heating
- UPVC Double Glazing
- Close to Boscombe High Street
- All flats currently tenanted on AST Agreements



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

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