



Flat 8, Pendennis, 7 Derby Road, Bournemouth, BH1 3PU

£185,000





**** ATTENTION INVESTORS **** A fantastic opportunity to acquire a high yielding buy-to-let investment in one of the country's biggest growing University towns. Whether you already manage a wide property portfolio or are just setting out as a private landlord this first floor apartment is ideal. Situated in a very appealing letting area with easy access to transport links, local amenities and Bournemouth University bus stop providing a direct route to the Talbot Campus this property will be attractive to all types of tenants. Once in the apartment a spacious and welcoming entrance hall leads to all principle rooms including three large double bedrooms, 14'10 communal lounge, kitchen and recently updated bathroom. All furniture inside is included with the sale giving you the chance to acquire an ongoing student buy-to-let which the current owners have always found easy to keep fully occupied. Outside the building has a communal garden and to the front is residence parking provided on a first come first serve basis.

Entrance Hall

Secure entry phone system, access to all principle rooms

Kitchen

Single glazed window to side aspect, side door leading to a communal outside walkway, sink with drainer, a range of eye and base level units, space for appliances.

Lounge 14' 10" x 13' 3" (4.52m x 4.04m)

Secondary glazed window to rear aspect, radiator, picture rail, feature fireplace

Bedroom One 15' 10" x 13' 9" (4.82m x 4.19m)

Secondary glazed window to side aspect, radiator.

Bedroom Two 13' 9" x 10' 11" (4.19m x 3.32m)

Secondary glazed window to side aspect, radiator.

Bedroom Three 13' 9" x 10' 6" (4.19m x 3.20m)

Secondary glazed window to side aspect, radiator.

Bathroom

Obscure single glazed window to front aspect, bath tub with electric shower over, hand basin, low flush WC, heated towel rail.

Outside

To front of property permit parking on first come basis, communal gardens to front and rear

Property Details- D1



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars 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 they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.