



Q|Quinn & Co
ESTATE AND LETTING AGENTS

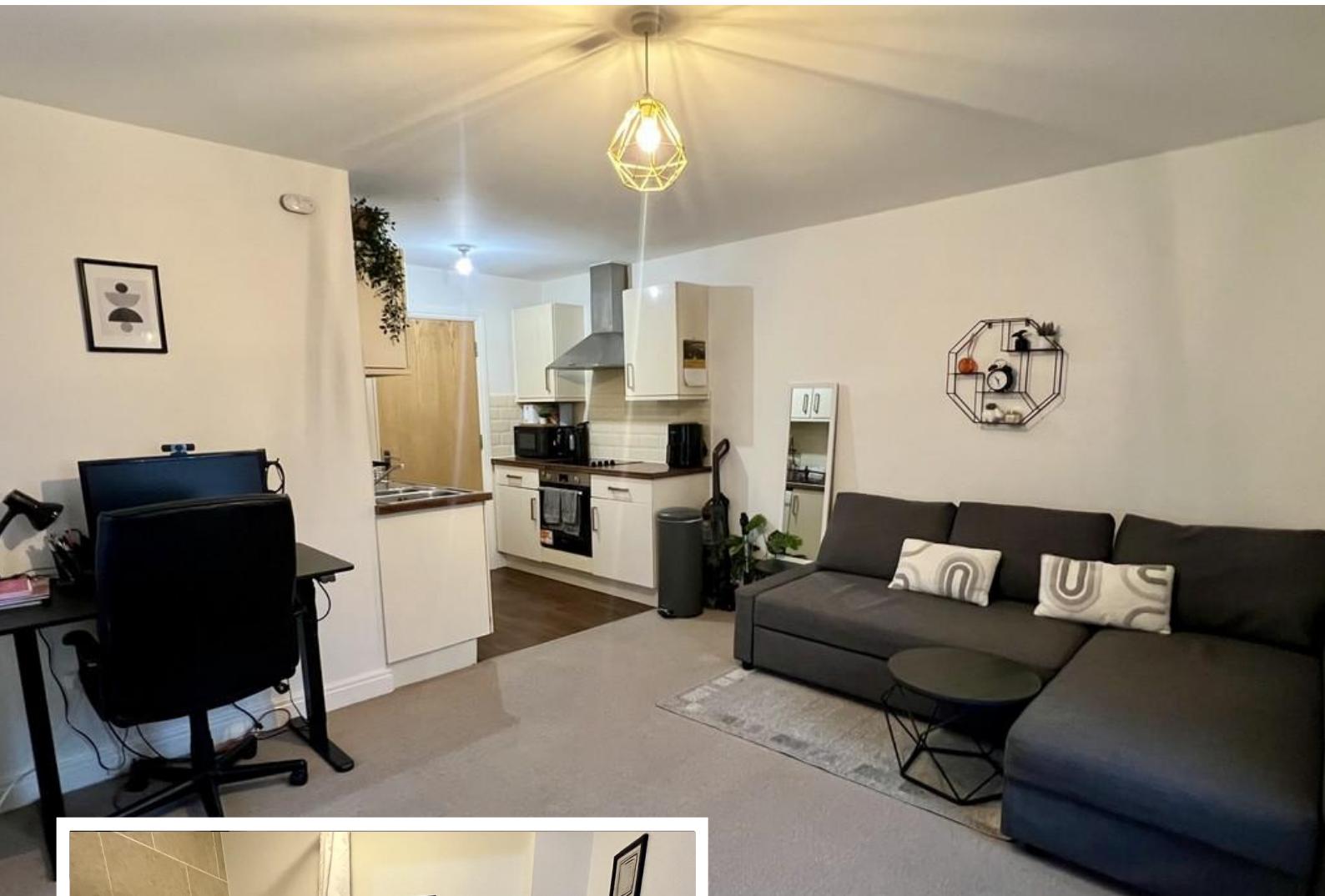
Holdenhurst Road, Bournemouth

- One double bedroom
- Well presented
- Allocated parking space
- Close to town centre, beaches and public transport

£129,950

EPC Rating 'C'





Property Description

A well-presented one double bedroom first floor flat, ideally situated within easy reach of Bournemouth Town Centre, award-winning beaches, local shops and excellent public transport links.

The property offers bright and well-proportioned accommodation and benefits from UPVC double glazing, gas central heating and an allocated off-road parking space. The layout is practical and comfortable, making it an attractive option for both owner-occupiers and investors alike.

Currently let to a tenant in situ paying £811 per calendar month, the flat provides an immediate rental income, making it particularly appealing to buy-to-let investors, while also remaining an excellent opportunity for a first-time purchaser seeking a well-located home.





Leasehold.

Lease term - 125 years from 2006.

Maintenance approximately £1906 per annum.

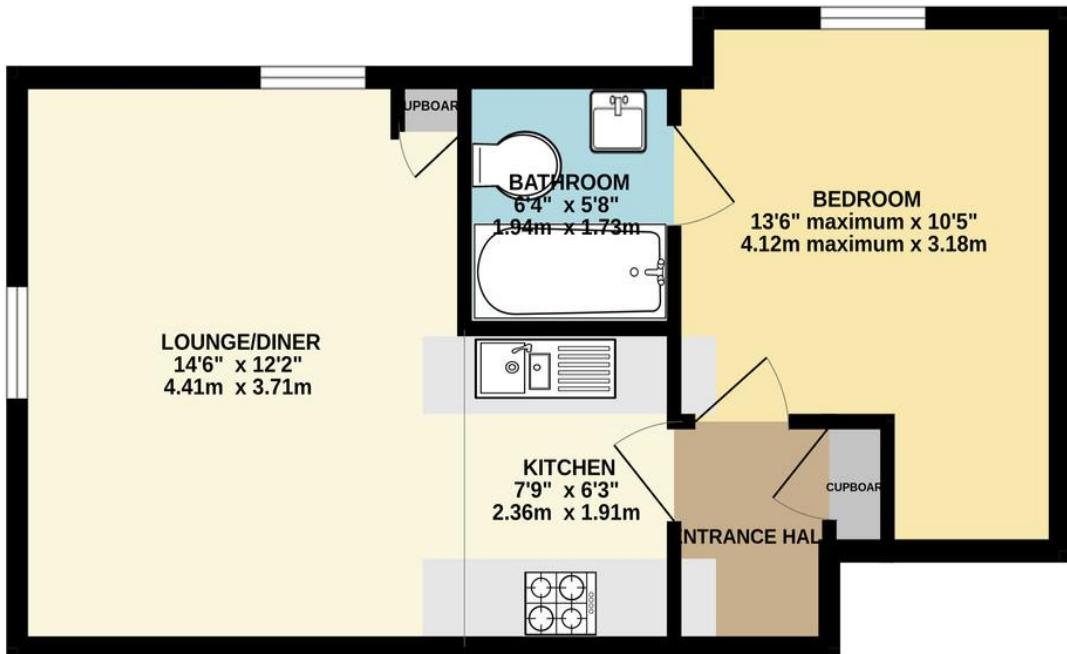
Ground rent - £150 per annum.

Council tax - band A.

Early viewing is recommended to appreciate the convenience and investment potential on offer.



GROUND FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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