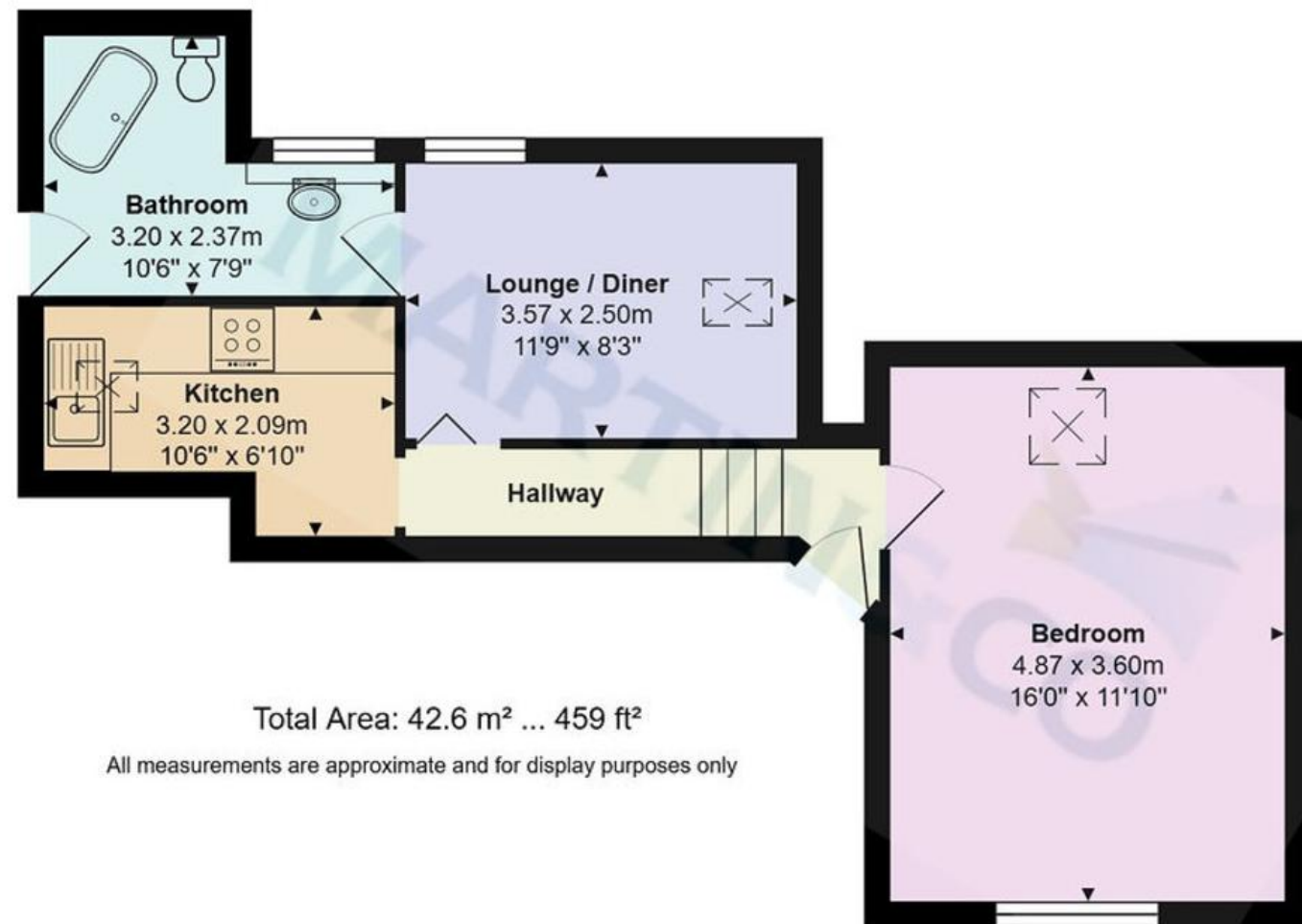


Property Location Bournemouth



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
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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Hawkwood Road, Bournemouth

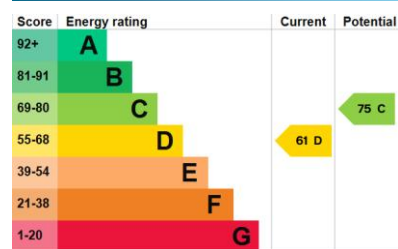
Asking Price Of £135,000

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MARTIN&CO

- Top Floor Flat
- Share Of Freehold
- Allocated Parking
- Separate Fitted Kitchen
- One Double Bedroom
- Close To The Beach
- Secure Intercom System
- Double Glazed
- Gas Central Heating
- Ideal First Time Buy
- Great Investment



Why you'll like it

This well-presented top floor flat is accessed via a central hallway, providing a practical layout with access to all principal rooms. The separate fitted kitchen offers a range of units and worktop space and is conveniently positioned next to the living area.

The lounge/dining room is bright and comfortable, with ample space for both living and dining furniture, making it ideal for relaxing or entertaining. The property also benefits from a particularly generous double bedroom measuring approximately 16' x 11', offering plenty of space for wardrobes and additional furniture.

Situated in the heart of Boscombe, this property is within walking distance of the beach and benefits from excellent local amenities, including independent shops, cafés and restaurants.

This property is an attractive buy-to-let investment in Bournemouth, a high-demand rental market with strong tenant interest from professionals, families and students. Bournemouth offers excellent transport connections alongside thriving business and education sectors, producing consistent occupancy and competitive rental returns for landlords. Martin & Co have extensive experience supporting landlords in the Bournemouth market and can advise on expected rental income, yield forecasts and long-term investment performance for those seeking a reliable property in a proven rental market. Contact our team to discuss your next investment.

Potential Rental Figure: £800 PCM
Potential Gross Yield: 7.1%

Agent's Notes:
Tenure: Share of Freehold
Remaining Lease: 855 Years Remaining
Service charge: £2,160.92 Per Annum
Ground Rent: Peppercorn
Holiday Lets: Not Permitted
Pets: Permitted Via Permit
Parking: Allocated
All mains are connected.

