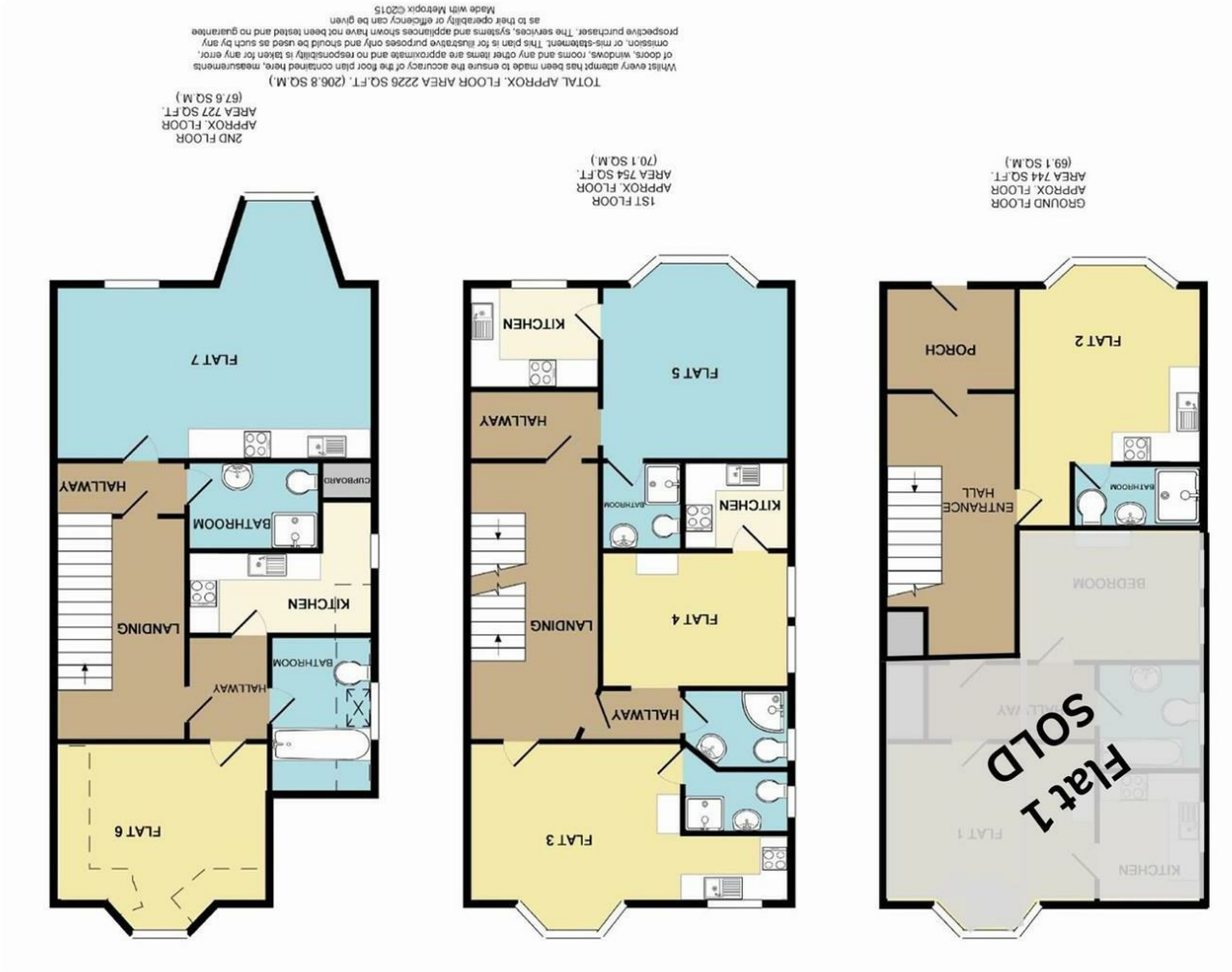


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.

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



FLOOR PLAN



22 Donoughmore Road
Bournemouth, BH1 4HG, £625,000

MAIN FEATURES

Freehold

6 x Studio Flats

7.4% Yield

Ideal AirBnB Opportunity

Gas fired central heating

Investment Opportunity

Quiet Residential Road

UPVC Double Glazed

All Six Flats are Currently Tenanted on AST Agreements

Full Description

An investment portfolio consisting of the freehold and six flats in a very 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 are invariably easy to tenant and there is a consistent proven rental record. All flats offer gas central heating, U.P.V.C. double glazing and security entry system. Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are all nearby. There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport is approx.6 miles distance.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

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 - £645pcm

Flat 3 - First Floor Studio Rental Income - £515pcm

Flat 4 – First Floor Studio Rental Income - £687pcm

Flat 5 – First Floor Studio Rental Income - £649pcm

Flat 6 – Second Floor Studio Rental Income - £750pcm

Flat 7 – Second Floor Studio Rental Income - £750pcm

Tenure: Freehold. Approx. total rental income: £47,952 per annum. Current approximate gross yield: 7.4%

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Lovett Estate Agents.

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.



£625,000

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	



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