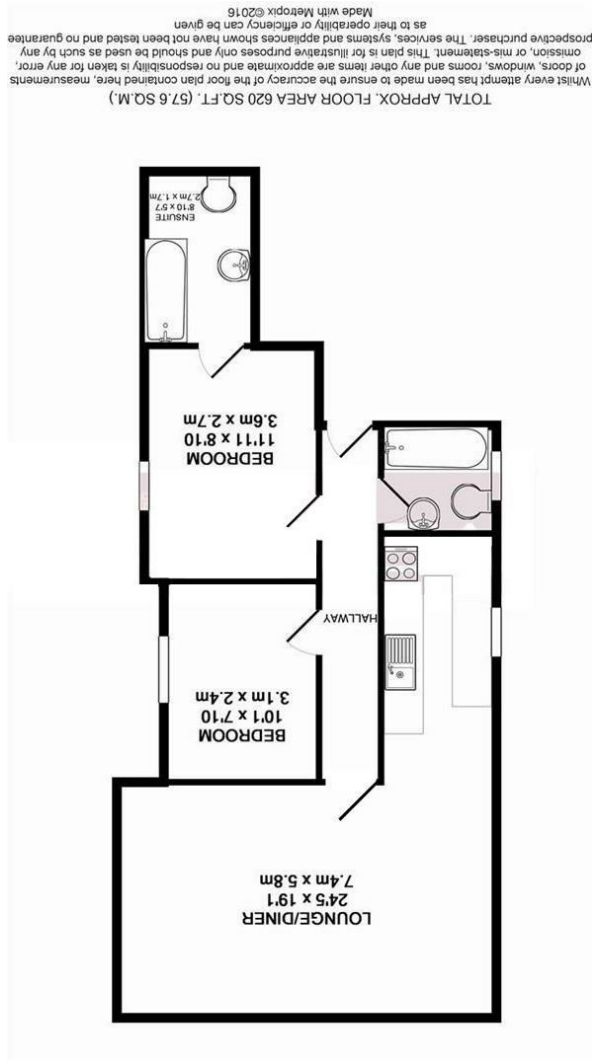


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



**Flat 6, Cambria Court, 9 Cambridge Road**  
Bournemouth, BH2 6AE, Asking Price £170,000

## MAIN FEATURES

- Two Bedroom, Two Bathroom
- Gas Central Heating
- Double Glazing
- Security Entry
- Allocated Parking
- Popular & Convenient Location
- Nearby 5\* Award Winning Sandy Beaches
- Superb First Time Buy or Buy-to-Let
- No Forward Chain
- Viewing Recommended

### Area

Situated in an enviable location, being close to Westbourne and Bournemouth with its award winning Sandy Beaches and Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre with its variety of Shops, Multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

### About This Property

A very conveniently located two bedroom, two bathroom converted second floor flat. Close to both Westbourne and Bournemouth Town Centres.

Situated on the top floor, the property is well presented with an open plan living/kitchen area. The master bedroom has the advantage of an en-suite bathroom, with the other bedroom served by a main bathroom.

There is also the added benefit of an allocated parking space situated close to the front communal door.

A popular location, ideal as a rental investment or residential home.

### Tenure

- Leasehold: 115 years remaining
- Ground Rent: £200 p.a.
- Maintenance: £2,030 p.a.
- Reserve Fund: £640 p.a.
- Building insurance: £582.65
- Management company: HML
- Currently rented at £800pcm
- Potential rental £1,100 p.a.
- Freeholder: Company Owned

This 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. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



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**Asking Price £170,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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	

