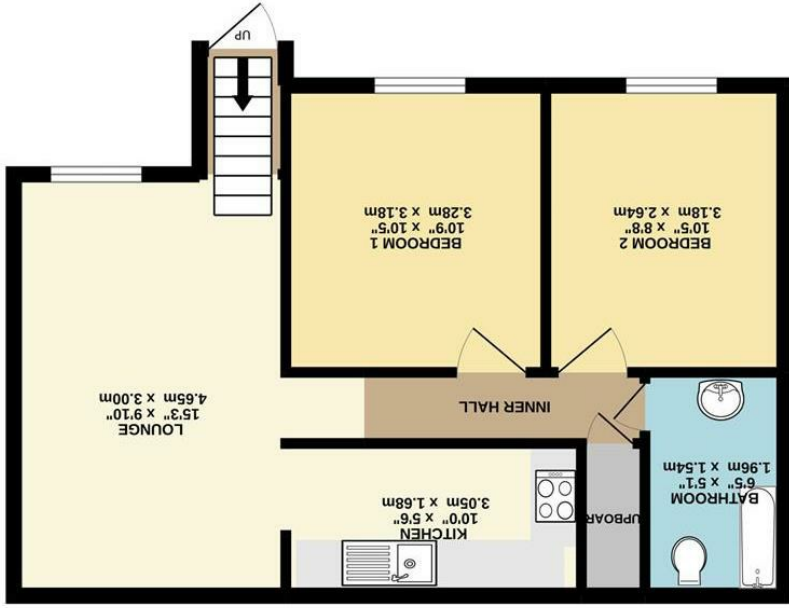
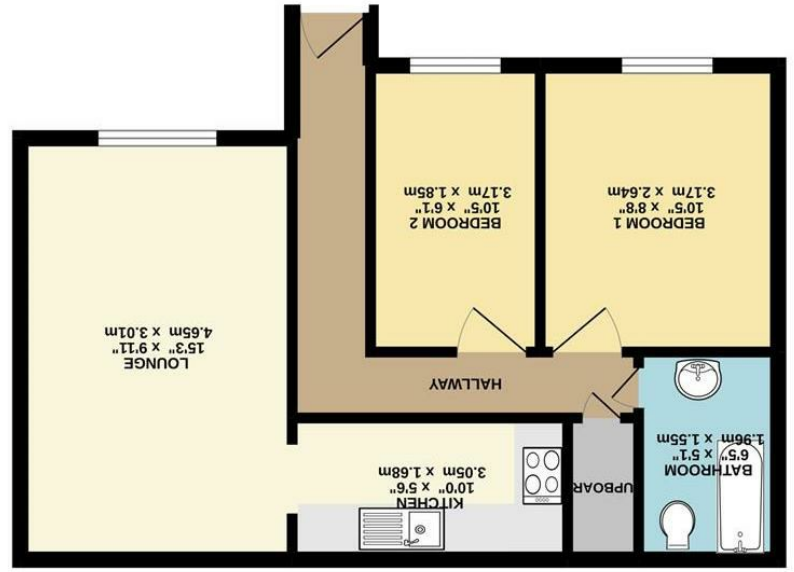


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

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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FIRST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

FLOOR PLAN



94A Gladstone Road East
Bournemouth, BH7 6HQ, Asking Price £400,000

MAIN FEATURES

- 2 x 2 Bedroom Purpose Built Flats
- Own Entrances
- Allocated Parking Spaces
- Gas Central Heating
- Double Glazed
- Easy Maintenance
- Good Order Throughout
- Convenient Location
- Freehold

Description

**** A SUPERB OPPORTUNITY TO ACQUIRE TWO PURPOSE BUILT FLATS **** Over the last 17 months (since Jan 2022) the two flats have turned over £55,490 = £3,264 per month** In one detached property which was built 18 years ago by the current owners, who have been renting the properties out on an Air B&B basis.

Ideal for an investor to continue the holiday lettings or on AST (6 month tenancies) agreements.

The property would also suit two families, or part live in, part investment opportunity. It is being sold as a Freehold unit to encompass both flats. Situated in a popular residential location close to Boscombe shops, Kings Park and within easy access to Boscombe Pier and beaches.



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Area

Boscombe is a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. Just a short distance away are 5* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

There are main line train stations Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London, Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Freehold

Council Tax: BAND B

EPC Rating: C (both flats)

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.

Asking Price £400,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

