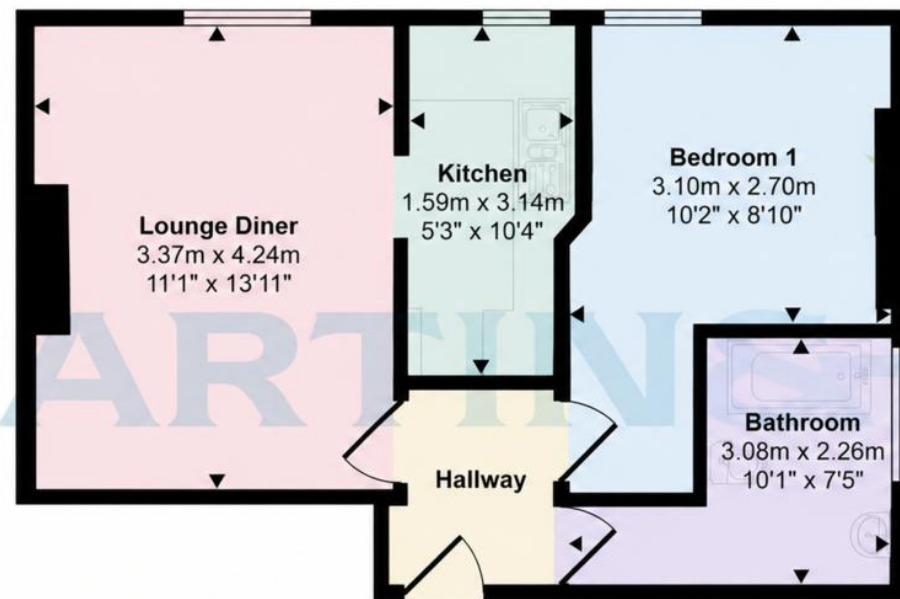


Property Location Boscombe, Bournemouth

Hamilton Road is a popular residential road in Boscombe, conveniently positioned close to the extensive amenities of Christchurch Road and within easy reach of the award-winning sandy beaches and seafront. Bournemouth town centre is readily accessible, while nearby transport links provide convenient connections across Bournemouth and the surrounding area. The location is particularly popular with first-time buyers, investors and those seeking a coastal property close to local amenities.



Total Area: 39m² ... 419.7 ft²



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.



Hamilton Road, Bournemouth

Asking Price Of £130,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>





MARTIN&CO

Key features:

- Chain Free
- Share Of Freehold
- One Bed Apartment
- First Floor
- Gas Central Heating
- Own Private Garden
- Open Plan Lounge
- 999 Year Lease
- Close To Amenities
- First Time Buyers
- Ad-Hoc Parking
- Close to Beach
- Great Condition



Why you'll like it

****A charming first floor one bedroom apartment with its own PRIVATE GARDEN, offered CHAIN FREE with a SHARE OF FREEHOLD.****

Perfectly suited to a first-time buyer, downsizer or buy-to-let investor, this appealing apartment offers a fantastic opportunity to secure a property in a convenient Boscombe location. The accommodation provides a comfortable and practical layout, complemented by the highly desirable benefit of its own private garden. Situated on the first floor, the property is ideally positioned for access to a wide selection of local shops, cafés, restaurants and everyday amenities, with excellent transport links close by. Bournemouth town centre, the seafront and the wider Southbourne and Boscombe areas are also within easy reach.

The property is offered CHAIN FREE, while the SHARE OF FREEHOLD provides additional long-term appeal. With COUNCIL TAX BAND A and an affordable service charge, this is an attractive proposition for those looking for a manageable-cost property. The private garden is a particular highlight, providing a fantastic outdoor space to relax, entertain or enjoy during the warmer months. Whether you're looking to make your first step onto the property ladder or seeking a well-located investment, this one bedroom apartment offers an excellent combination of affordability, private outside space and a convenient location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

An excellent opportunity and one not to be missed. Early viewing is highly recommended.

Agent's Notes:

Tenure: Share Of Freehold
Remaining Lease: 999 Years
Annual Ground Rent: £0
Annual Service Charge: 'As and When'
Parking: 'First-come First-served' basis
Council Tax Band: A

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

