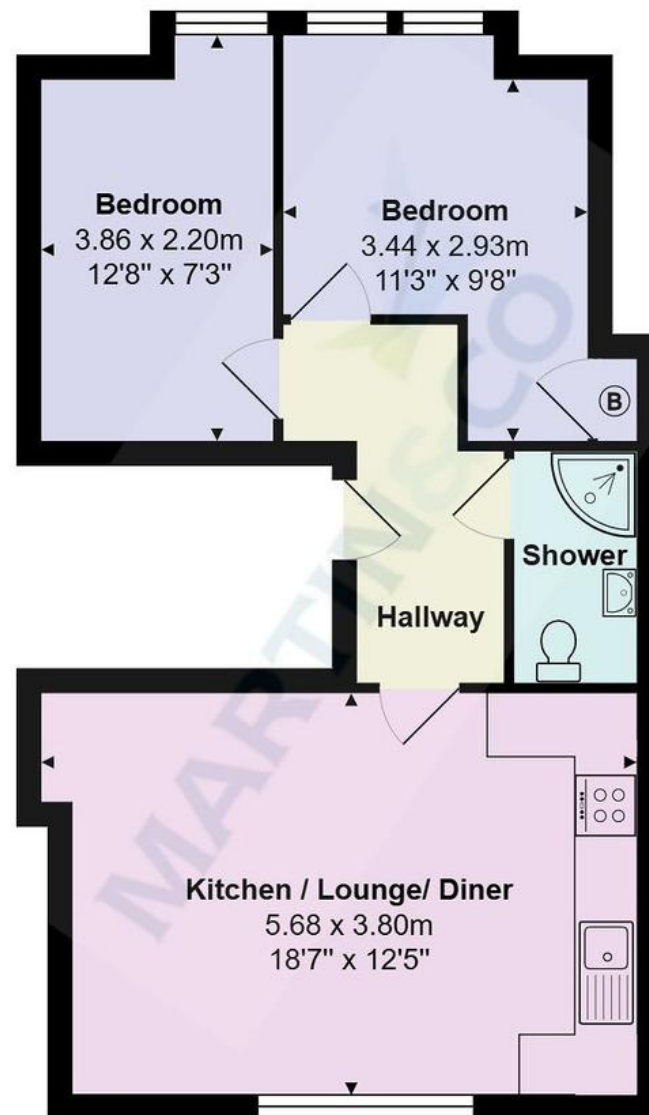


Property Location Christchurch Road, Bournemouth

Ideally located within easy reach of Bournemouth town centre, Boscombe high street, train & bus station plus several restaurants, bars, shops plus all other amenities making this a great residential home or buy to let investment. just a short distance from the beautifully presented Boscombe's gardens which leads directly to beach seafront (approximately 500 yards).



Total Area: 47.3 m² ... 509 ft²

All measurements are approximate and for display purposes only



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.



Christchurch Road, Bournemouth

Asking Price Of £160,000

Martin & Co Bournemouth

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

01202559922

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

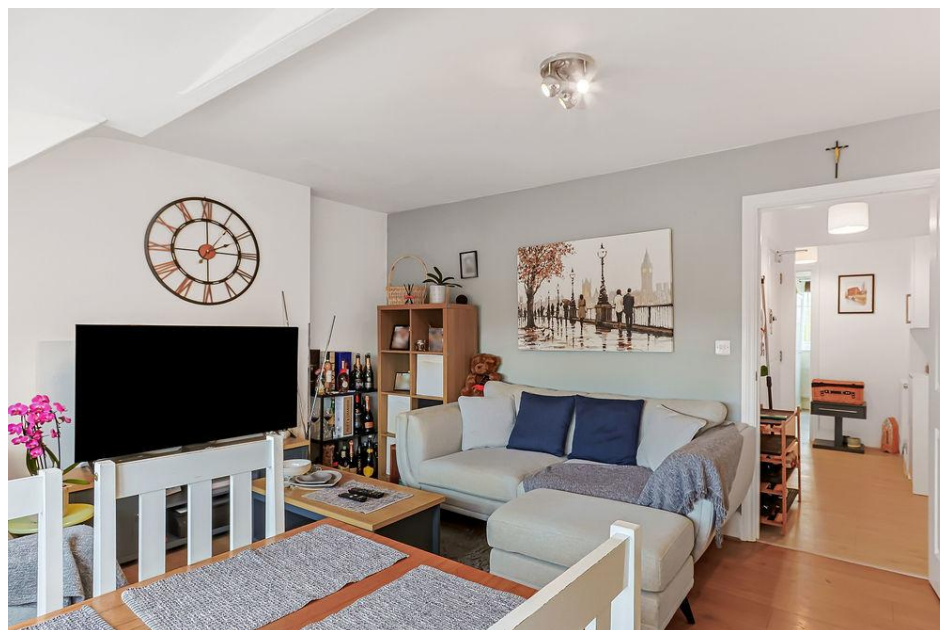




MARTIN&CO

KEY FEATURES:

Modern Top Floor Flat
Well Presented Block
Close to Beach
Two Double Bedrooms
Open Plan Lounge
Stylish Shower Room
Gas Central Heating
Secure Intercom System
On Road Parking
Council Tax: A
Ideal Residential Home
Potential Yield Of 8.23%



Modern top floor flat with 112 years lease remaining situated within a well presented character converted block within walking distance of Bournemouth's award winning beaches. accessed via secure entry phone system.

The property features a bright and spacious open-plan kitchen, lounge/dining area, creating a sociable and versatile living space ideal for both everyday living and entertaining. The fully fitted kitchen offers ample storage and worktop space, seamlessly flowing into the living area. There are two well-proportioned bedrooms, including a generous main bedroom, with the second room suitable as a guest room, home office or nursery. A modern stylish shower room completes the accommodation, designed with functionality and contemporary style in mind.

BUY-TO-LET INVESTOR INFORMATION:

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 and Co have extensive experience supporting landlords in the Bournemouth market and can advise on expected rental

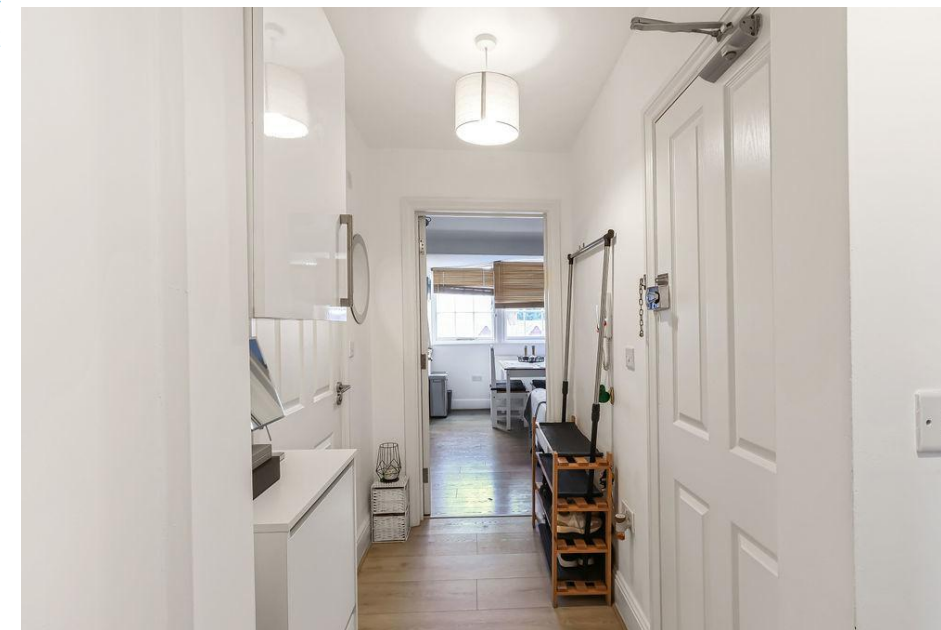
income, yield forecasts and long-term investment performance for those seeking a reliable property in a proven rental market. Contact our team to discuss your next investment.

Potential Rental Figure: £1,200 pcm
Potential Gross Yield: 8.2%

Agent's Note's:

Tenure: Leasehold
Lease: 112 Years Remaining
Service charge: £2,775 per annum
Ground Rent: £250 per annum
Holiday Lets: Not Permitted
Parking: On Road Parking
All mains are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

