





Apartment - Studio (EPC Rating:)

FLAT 6 THE SPIRE 28 ST PETER'S ROAD, BOURNEMOUTH, DORSET, BH1 2LY

Guide Price

£50,000

FEATURES

0 0 0

Whites Estates
Bill Atherton Estate Agents

0 Bedroom Apartment - Studio located in Bournemouth

Due to the size of the property, the sale is available to cash buyers only.

Guide Price*Unconditional lot £50,000 to £100,000 + fees

Description

Whites Estates and Town & Country Property Auctions are delighted to offer For Sale by Public Auction this excellent opportunity to acquire a well-presented studio apartment in the popular The Spire development on St Michaels Road, ideally positioned in the heart of Bournemouth Town Centre.

The property is being sold with a tenant in situ currently paying £695 pcm, providing an immediate rental income stream for an investor looking to acquire an established buy-to-let property.

The accommodation comprises a generously proportioned open-plan bedroom/lounge area, modern fitted kitchen and contemporary shower room.

The integrated kitchen is fitted with modern units complemented by wood-effect worktops, an integrated electric oven and cooker, together with ample cupboard storage.

The open-plan bedroom/lounge provides a surprisingly spacious living area, comfortably accommodating a double bed together with a sofa and lounge furniture. The room benefits from neutral decor and generous window, which floods the room with natural light and enhances the feeling of space.

The modern shower room comprises a shower with sliding door, WC and wash basin with vanity unit. White tiled walls, patterned tiled flooring and a fitted wall mirror complete the contemporary finish.

Investment Opportunity

With a tenant already in occupation and currently paying £695 pcm (£8,340 per annum), the property offers buyers the opportunity to acquire an established rental investment without the usual void period associated with vacant property.

The combination of an established rental income and a highly convenient Bournemouth location makes this an attractive proposition for landlords seeking a well-positioned town-centre investment.

The property is ideally situated on St Michaels Road, within easy walking distance of Bournemouth Town Centre and the extensive range of shops, restaurants, cafes and leisure facilities on offer.

The award-winning Bournemouth beach and seafront are approximately a five-minute walk away, providing access to the famous coastline, promenade and extensive leisure facilities.

Excellent local transport links are also readily available, providing convenient access throughout Bournemouth and the surrounding areas.

The property will be entered into our 28th October auction which is held online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES

. Number of Bedrooms: 1

. Council Tax Band: A

. Market Value: £95,000

. Rental Value Per Month: £695

. 56 Day Completion

ADDITIONAL INFORMATION

. Property Tenure: Leasehold

. Length of lease remaining: 115

. Annual ground rent:

. Annual service charge: £2475

. EPC E (as of 23rd September 26)

TENANCY INFORMATION

. Tenancy Term: 12 month

. Tenancy Start Date:

. Tenancy Type: AST

. Are the Tenants in Arrears: No

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on 01202 143399

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Buyers Premium

* Buyers Premium Applies

Material Information

Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Council Tax Band

A



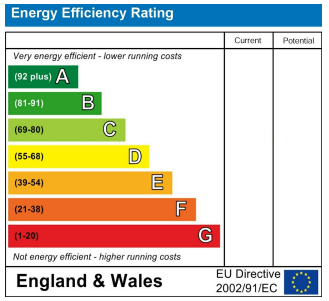


Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.