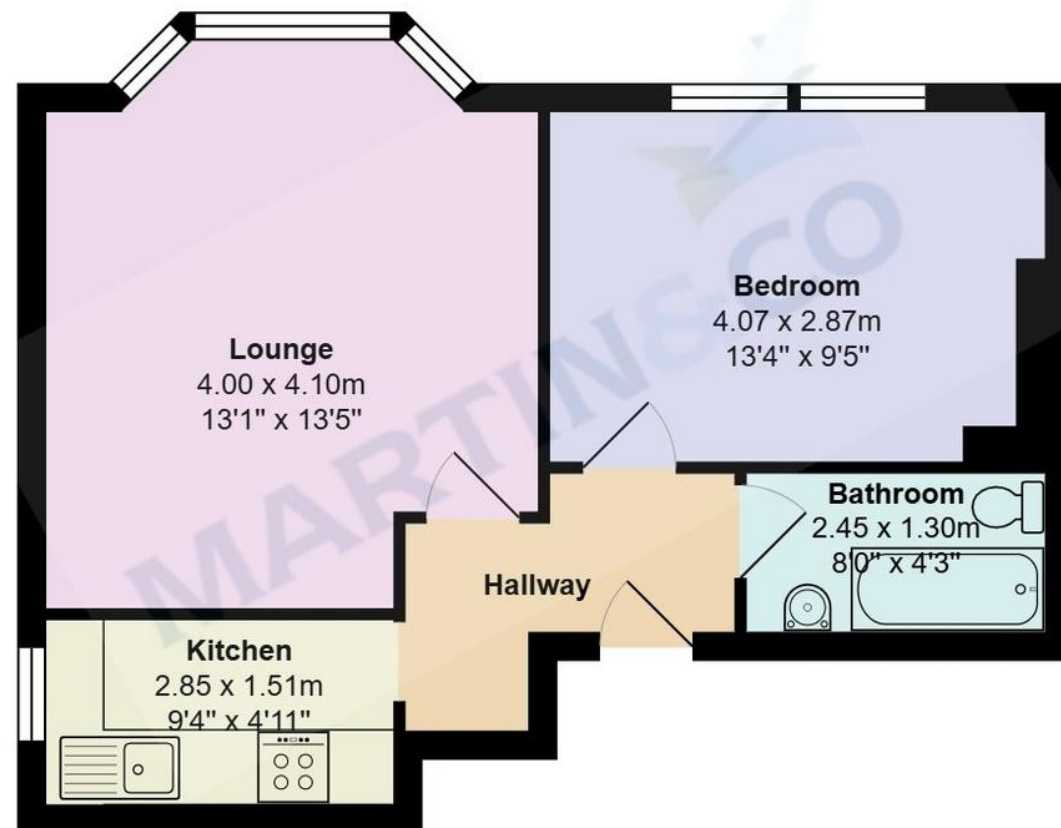


Property Location

The property is situated in the heart of Boscombe, a vibrant and increasingly popular coastal suburb of Bournemouth. Renowned for its award-winning sandy beaches, historic pier and thriving high street, Boscombe offers an excellent range of shops, cafés, restaurants and leisure facilities. The area also benefits from convenient transport links to Bournemouth Town Centre, Christchurch and beyond, making it an attractive location for both residents and investors alike.



Total Area: 41.3 m² ... 444 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.



Campbell Road, Bournemouth

Asking Price Of £105,000

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
- First Floor Flat
- One Bedroom
- Spacious Lounge
- Share of Freehold
- Allocated Parking
- Work Required
- Low Charges
- Close to Amenities
- Larger than Average



Why you'll like it

CHAIN FREE A fantastic opportunity to acquire this generously sized first floor apartment situated in a convenient and well-connected location in Bournemouth. Offered to the market chain free, this characterful flat presents an ideal project for buyers looking to add value and create a superb home.

The property benefits from larger-than-average accommodation with impressively high ceilings throughout, creating a wonderful sense of space and natural light. Although requiring modernisation and refurbishment, the flat offers enormous potential and retains excellent proportions rarely found in newer developments. The accommodation comprises a spacious lounge, well-proportioned bedroom accommodation, a separate kitchen and bathroom, together with useful storage throughout. Externally, the property also benefits from allocated off-road parking.

A particularly attractive feature is the share of freehold ownership combined with the absence of service charges, making this an appealing long-term purchase for owner occupiers, investors, or buyers seeking a renovation opportunity with strong upside potential.

Campbell Road is conveniently positioned close to Bournemouth town centre, local shops, transport links, and the award-winning beaches, making it an ideal location for both residential living and investment purposes.

Early viewing is highly recommended to fully appreciate the size, character and potential this excellent flat has to offer.

Agent's Notes:

Tenure: Leasehold

Term : 99 years from 24 June 1991

Remaining: 64 years - Flat is currently Leasehold but Freehold is owned by limited company of the leases in the block, please speak to Agent for more information. Each property owner pays £80 per month to the company account to cover insurances, maintenance and other building costs

Service Charge: £80pcm

Ground Rent: £0

Council Tax Band: A; EPC: C

Allocated Parking Bay

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.**2. General:** while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.**3. Measurements:** these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.**4. Services:** please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

