

LEASEHOLD





Flat (EPC Rating:)

FLAT 4, 134 ALMA ROAD, BOURNEMOUTH, DORSET, BH9 1AL

Offers In The Region Of

£160,000

FEATURES

- Three-bedroom first floor duplex apartment arranged over two spacious levels.
- Ideal purchase for investors, first-time buyers or those seeking a spacious home.
- Excellent investment opportunity with tenants in situ and rental income already being achieved.
- Bright and airy open-plan lounge and fitted kitchen.

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Whites Estates
Bill Atherton Estate Agents

3 Bedroom Flat located in Bournemouth

Please note: This property is currently tenanted. The marketing photographs were taken prior to the current tenants moving into the property.

Whites Estates are delighted to offer for sale this well-presented three-bedroom first floor duplex apartment, arranged over two levels and forming part of a block of just four flats. Ideally positioned between Winton and Charminster, the property enjoys a convenient location close to a wide range of local amenities, excellent transport links and Bournemouth University.

Currently tenanted and achieving a good rental income, this property represents an excellent investment opportunity. It would also make an ideal purchase for a first-time buyer or those looking for a spacious home in a popular residential area.

The accommodation is accessed via a communal entrance hallway leading to the private front door. Upon entering the apartment, the entrance hall provides access to the principal rooms on the lower floor. To the left is the family bathroom, fitted with a panelled bath with overhead shower, wash hand basin and WC.

Also on this level is a bright and spacious open-plan lounge/kitchen. The living area provides a comfortable space to relax, while the fitted kitchen offers a range of wall and base units, an integrated oven and hob, together with space for a fridge freezer and additional appliances.

Adjacent to the living area is a versatile double bedroom, which could equally be used as a home office, study or guest bedroom.

Stairs rise from the hallway to the upper floor, where there are two further double bedrooms. Both rooms benefit from Velux windows, allowing plenty of natural light, and feature characterful sloping ceilings, creating attractive and spacious accommodation.

The property is ideally located within easy reach of both Winton and Charminster, offering an excellent selection of shops, supermarkets, cafes, restaurants and other everyday amenities. Regular bus services provide convenient access to Bournemouth town centre, the train station and surrounding areas, while a nearby park is within walking distance, providing excellent outdoor space.

Whether you are looking for a ready-made buy-to-let investment with tenants in situ or a well-located home for yourself, this apartment offers excellent value and early viewing is highly recommended.

Call Whites Estates today on 01202 521466 to arrange your viewing.

EPC Rating: E

Council Tax Band: A

Tenure: Leasehold - The property will be sold with a new lease (length to be confirmed).

Service Charge: TBC

Ground Rent: TBC

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

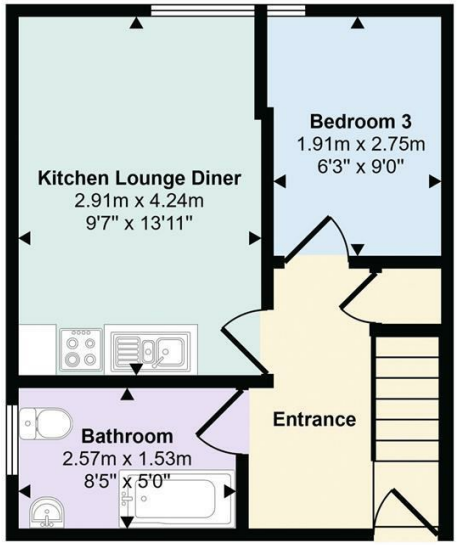
Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.











First Floor

Approx 30 sq m / 320 sq ft

Denotes head height below 1.5m

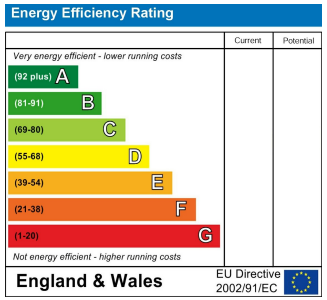
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

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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.