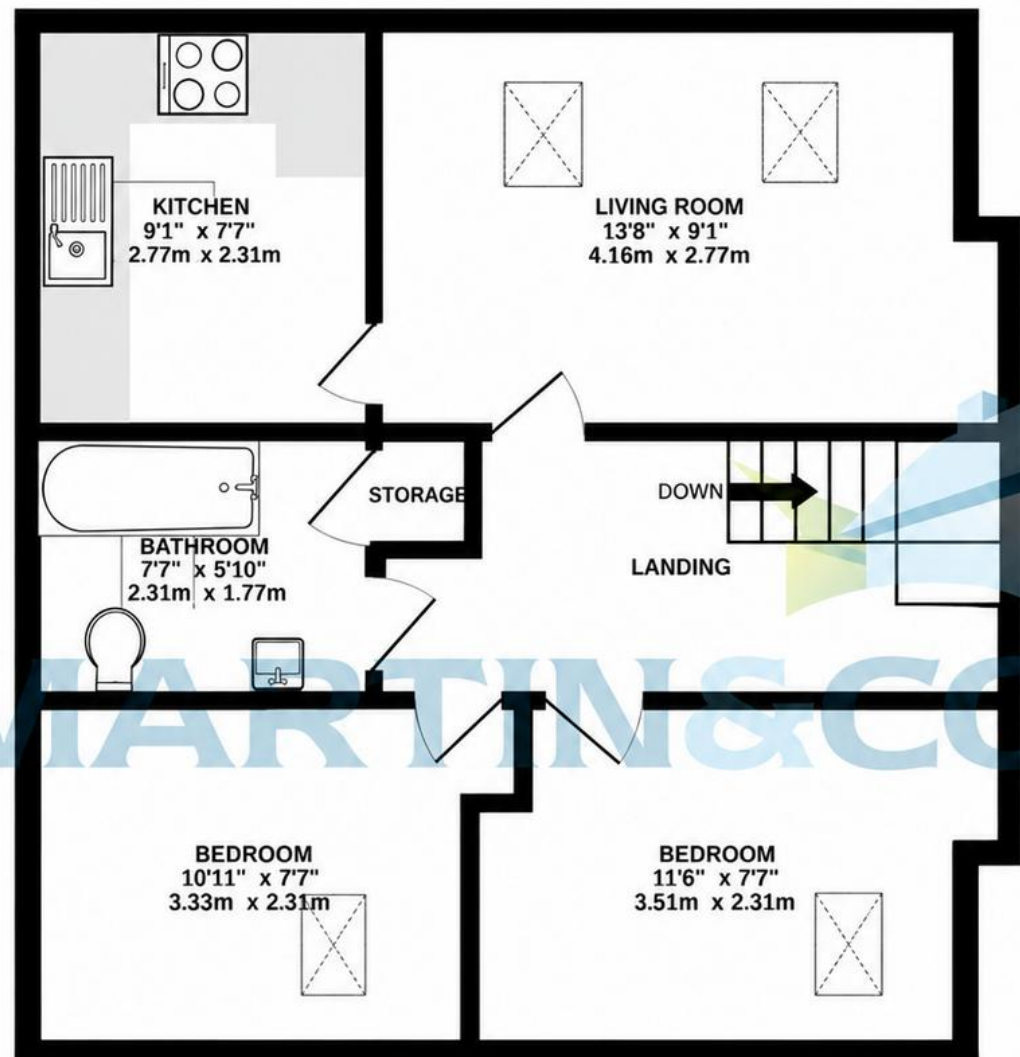


Property Location

Campbell Road is a quiet residential cul-de-sac, predominantly comprising flats and maisonettes, conveniently positioned within easy reach of Bournemouth Town Centre, local transport links and the award-winning beaches. The road features a mixture of converted period properties and more modern buildings, with Boscombe High Street, Sovereign Shopping Centre, Royal Arcade, Boscombe Market, the beach and pier all within convenient reach, offering easy access to a range of everyday amenities, shopping facilities and coastal attractions.

The area benefits from good transport connections, including local bus routes and nearby rail links, making it convenient for both local travel and commuting further afield.



505sq.ft. (47 sp.m) approx



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.

Martin & Co Bournemouth

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

01202559922

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



Campbell Road, Bournemouth

Asking Price Of £100,000





MARTIN&CO

Key features:

- Cash Buyers Only
- Chain Free
- 2 Bed Apartment
- Great Investment
- Top Floor
- Double Bedrooms
- Low Charges
- Council Tax Band A
- Prime Location
- Walking Distance To The Beach
- EPC Rating D
- Communal Garden
- Off Road Parking



Why you'll like it

CHAIN FREE | CASH BUYERS ONLY | A competitively priced two-bedroom top-floor flat, presented in good condition and offering an excellent opportunity for first-time buyers, investors or those looking for a well-positioned home close to the coast.

The accommodation extends to approximately 505 sq. ft. (47 sq. m) and is well arranged throughout. The property comprises a bright living room, separate fitted kitchen, two bedrooms, bathroom, useful storage and a central landing. Being situated on the top floor, the flat offers a good degree of privacy and would make an ideal permanent residence, coastal base or investment purchase.

The property is offered at a competitive asking price, which reflects the remaining lease term of approximately 61 years. Using an online lease extension calculator, we anticipate that the premium for extending the lease could be in the region of £15,000–£20,000. This figure is provided as a guide only and should not be relied upon as a formal valuation or quotation. We would be happy to approach the freeholder to obtain an indicative quotation for a lease extension on behalf of an interested purchaser.

With relatively low ongoing charges, a convenient location close to the beach and local amenities, and scope for a purchaser to add value through a lease extension, this property represents an appealing investment opportunity and is expected to attract strong interest. Early viewing is recommended.

Agent's Notes:

Tenure: Leasehold
Lease: 62 Years Remaining
Annual Service Charge: £1,375
Annual Ground Rent: £75**
**£75 for first 33 years then
**£150 for next 33 years then
**£300 for last 33 years
Council Tax Band: A | EPC D
Pets: TBC
Holiday Lets: Not Permitted

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

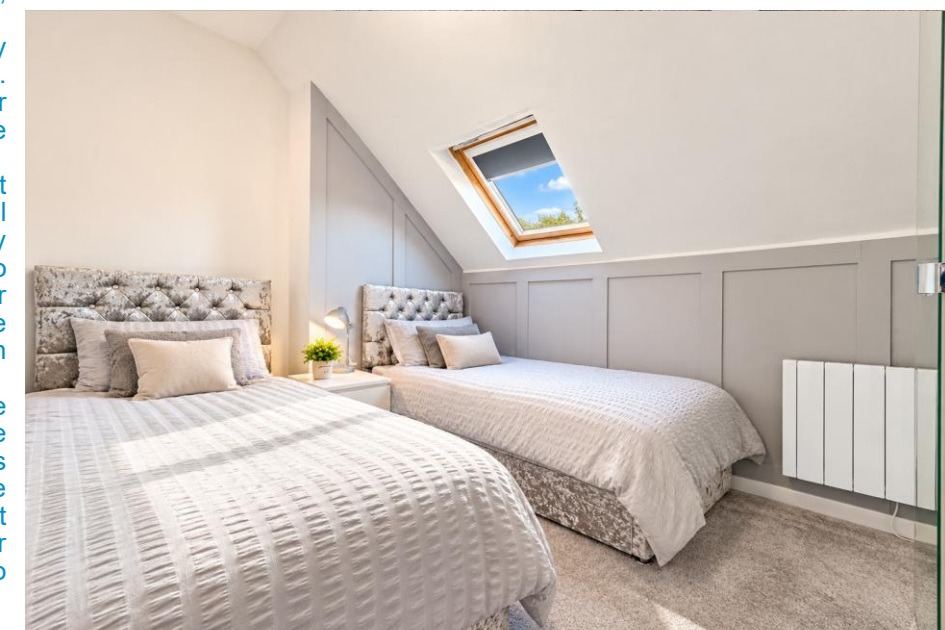
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		

