

Property Location

Bournemouth, Boscombe Spa

Boscombe Spa is one of the most attractive and established coastal areas of Bournemouth, situated immediately east of Bournemouth town centre and stretching towards Boscombe Beach and the seafront. The area has a distinctive Victorian and Edwardian character, with many substantial villas, period houses and converted residential properties.



Total Area: 45.6 m²

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.



Hamilton Road, Bournemouth

Asking Price Of £149,500

Key features:

- Chain Free
- Council Tax Band A
- Allocated Parking
- Great Condition
- Walk To Beaches
- Ideal For Investors
- Or First Time Buyers
- Close To Amenities
- Long Lease
- Two Bedroom
- Gas Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Hamilton Road presents an excellent opportunity to acquire a beautifully maintained two-bedroom first floor apartment, ideally positioned in the ever-popular Boscombe area. Offering a superb balance of coastal living and everyday convenience, the property is just a short distance from the award-winning sandy beaches and a wide range of local amenities, including shops, cafés, and transport links.

The flat is presented in great condition throughout, allowing any incoming purchaser to move straight in with minimal effort. The accommodation is well-proportioned and thoughtfully laid out, comprising a bright and welcoming living space, a modern fitted kitchen, two comfortable bedrooms, and a well-appointed bathroom. Natural light flows throughout the property, enhancing the sense of space and creating a warm and inviting atmosphere.

Further benefits include a long lease, providing peace of mind for both owner-occupiers and investors alike, as well as an allocated parking bay-an increasingly valuable feature in such a sought-after location.

This property would make an ideal first-time purchase, offering a step onto the property ladder in a vibrant coastal setting, while also representing a strong investment opportunity with excellent rental potential due to its location and condition.

Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.

Agent's Notes:
 Tenure: Leasehold
 Lease: 112 years
 Ground Rent: £200 p.a.
 Service Charge: £1,500 p.a.
 EPC: C
 Council Tax: A
 Heating: Gas heating
 Parking: Allocated x1
 All Mains Connected

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.

