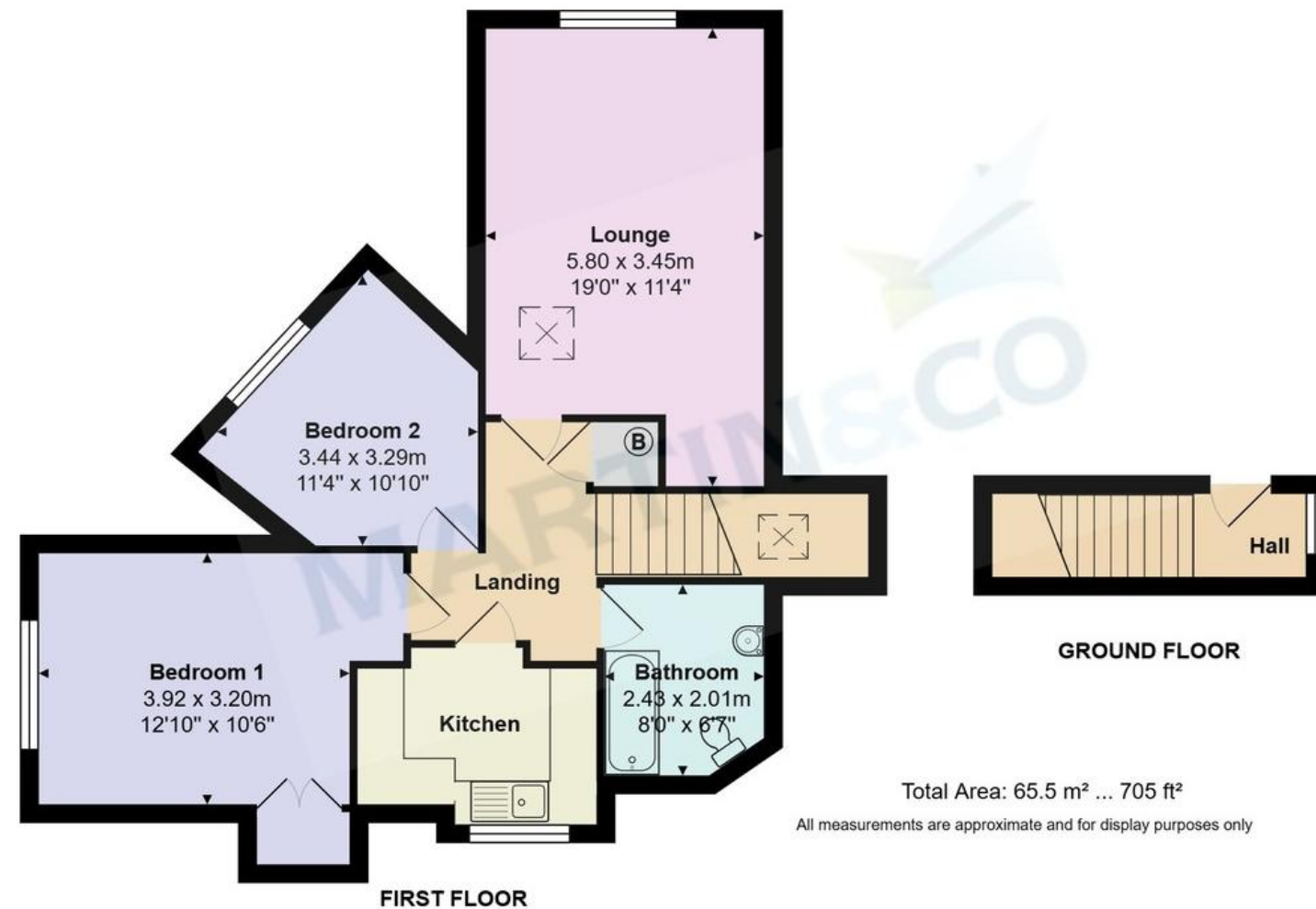


Property Location Charminster, Bournemouth

Charminster is a popular and well-established residential and commercial suburb of Bournemouth, situated approximately between Bournemouth town centre, Winton, Queen's Park and Springbourne. The area is centred around Charminster Road, a busy local high street offering a wide range of shops, cafés, restaurants and everyday amenities. The area has a predominantly residential character, with a mixture of Victorian and Edwardian houses, substantial period properties, purpose-built apartments and converted homes.



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.



St Albans Crescent, Bournemouth

Asking Price Of £175,000

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KEY FEATURES

Chain Free

Share of Freehold

Two Bed Apartment

Double Bedrooms

Tenant In Situ

Top Floor

Excellent Investment

Gas Central Heating

Popular Location

Low Charges

Low Council Tax Band

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A deceptively spacious two double bedroom top floor flat situated in the highly sought-after Charminster location, offered with share of freehold, no forward chain, and a tenant currently in situ, making this an excellent investment opportunity as well as an ideal future home purchase.

Positioned within easy reach of Bournemouth Town Centre, Charminster High Street and Bournemouth Train Station, the property benefits from a fantastic range of local amenities including popular cafés, restaurants, shops and excellent transport links. Award-winning sandy beaches are also just a short distance away.

The accommodation offers generous and well-proportioned living space throughout, comprising a bright and spacious lounge/dining room, fitted kitchen, two good-sized double bedrooms and a bathroom suite. Being located on the top floor, the apartment enjoys a pleasant outlook and an added sense of privacy.

The property further benefits from gas central heating, double glazing and a share of freehold, providing long-term appeal for both owner occupiers and investors alike.

Offered chain free, this property presents a rare opportunity to acquire a versatile apartment in a prime residential location with strong rental

demand and excellent future potential. Early viewing is highly recommended.

Agent's Notes:

Tenure: Share Of Freehold

Lease: 988 Years Remaining

Annual Service Charge: 'As Of When'

Annual Ground Rent: £0

EPC: C | Council Tax Band: B

Tenant in Situ

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

