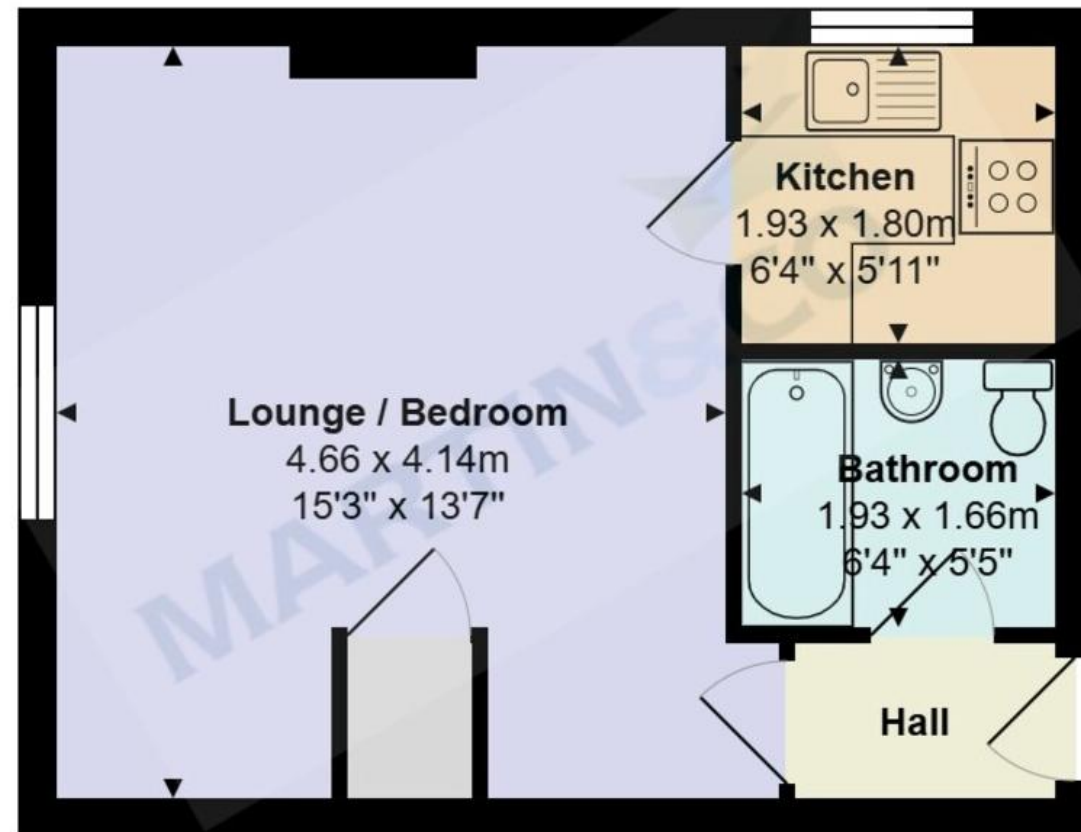


Property Location Boscombe, Bournemouth

Christchurch Road is ideally positioned for access to the wide range of amenities available in Boscombe, including shops, cafés, restaurants and everyday conveniences, with the Sovereign Centre and pedestrianised shopping area close by. Excellent bus services provide easy connections towards Bournemouth town centre, Pokesdown, Southbourne and Christchurch, while Boscombe beach and pier are also within easy reach.



Total Area: 28.8 m² ... 310 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.



Christchurch Road, Bournemouth

Guide Price £80,000

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

01202559922
<http://www.bournemouth.martinco.com>



Key features:

- Large Studio Flat
- Located on First Floor
- 151-Year Lease
- £695 Monthly Rent
- Ideal First-Time Buy
- Ideal Buy-to-Let
- Close to Beach
- Great Rental Demand
- Low-Maintenance
- On Road Parking
- Holiday Lets: Consent Required
- Pets: Consent Required

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Guide Price £80,000 to £90,000

A fantastic opportunity to purchase a first-floor studio apartment in the popular BH1 area of Bournemouth, ideally suited to both first-time buyers and buy-to-let investors.

The property is currently achieving £695 PCM, providing an established rental income stream for an investor, while the 151-year lease offers excellent long-term appeal.

The accommodation provides practical, low-maintenance living with electric heating, making it well suited to a single occupant or professional tenant. Situated on Christchurch Road, the property benefits from easy access to a wide range of local shops, restaurants, amenities and transport links, with both Bournemouth and Boscombe readily accessible.

Combining an established rental income, long lease and convenient location, this first-floor studio offers an attractive opportunity for those looking to take their first step onto the property ladder or add a straightforward investment to their portfolio.

Agent's Notes:

Tenure: Leasehold
Lease: 151 Years Remaining
Annual Service Charge: £1,312.74**
(**Sinking Fund included)
Annual Ground Rent: £NIL
Council Tax Band: A | EPC: C
Holiday Lets: Consent Required
Pets: Consent Required

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.

