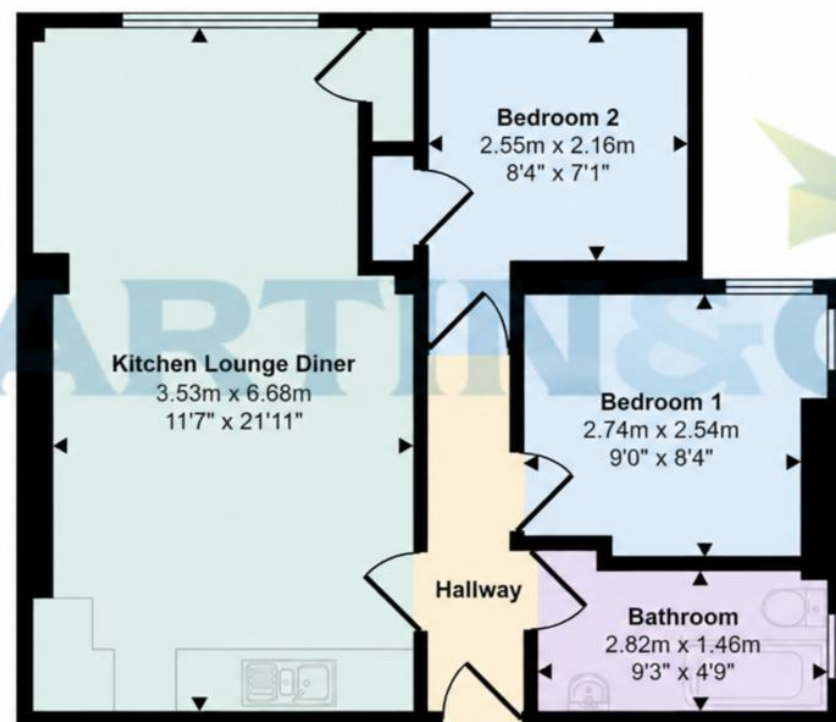


## Property Location Boscombe, Bournemouth

Hamilton Road is a popular residential road in Boscombe, conveniently positioned close to the extensive amenities of Christchurch Road and within easy reach of the award-winning sandy beaches and seafront. Bournemouth town centre is readily accessible, while nearby transport links provide convenient connections across Bournemouth and the surrounding area. The location is particularly popular with first-time buyers, investors and those seeking a coastal property close to local amenities.



Total Floor Area: 75m2 ... 807.2 ft 2



**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, Boscombe

Asking Price Of £170,000

**Martin & Co Bournemouth**

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

**01202559922**

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





MARTIN&CO

## Key features:

- Chain Free
- Share Of Freehold
- Two Bed Apartment
- Ground Floor
- Gas Central Heating
- Own Private Garden
- Open Plan Lounge
- 999 Year Lease
- Close To Amenities
- First Time Buyers
- Ad-Hoc Parking
- Close to Beach

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

|  |      |      |
|--|------|------|
|  | 71 C | 77 C |
|--|------|------|



## Why you'll like it

**\*\*A fantastic opportunity to purchase this ground floor apartment with its own private garden, offered chain free and with a share of freehold.\*\***

Perfectly suited to first-time buyers, downsizers or investors, this well-positioned apartment offers a great combination of comfortable living space and highly desirable outside space. The property is situated in a convenient Boscombe location, within easy reach of a wide range of local shops, amenities, transport links and the vibrant Southbourne and Boscombe areas. Being on the ground floor, the apartment offers particularly easy access and benefits from its own private garden, providing a rare and valuable extension of the living space and an ideal spot for relaxing or entertaining during the warmer months.

The property is offered CHAIN FREE, making it an appealing proposition for buyers looking for a straightforward purchase. It is also sold with a SHARE OF FREEHOLD, providing greater control and peace of mind for the future. With a COUNCIL TAX BAND A, the property also benefits from relatively low ongoing council tax costs, making it an especially attractive option for first-time buyers and investors alike.

Overall, this is a superb opportunity to acquire a ground floor home with private outdoor space, share of freehold and a convenient location, offering excellent potential as a first home, buy-to-let investment or long-term purchase.

## Early viewing is highly recommended.

### Agent's Notes:

Tenure: Share Of Freehold  
Remaining Lease: 999 Years  
Annual Ground Rent: £0  
Annual Service Charge: 'As and When'  
Parking: 'First-come First-served' basis  
Council Tax Band: A

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.

