



**Flat 3, The Spire, 28, St. Peters Road,  
Bournemouth, BH1 2LY**



# Property overview

**Guide Price £80,000**

**A well-presented modern conversion (2017) lower ground studio apartment in St. Peter's Road, Central Bournemouth.**

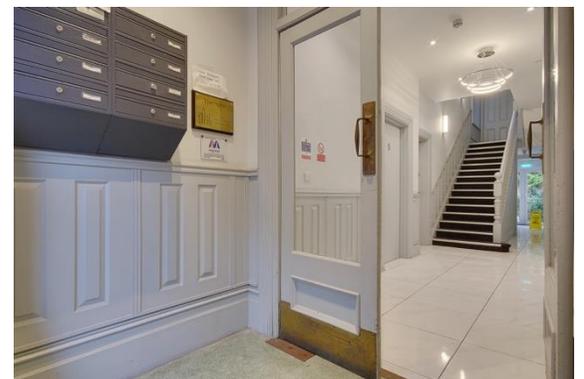
**Convenient for the popular shops, restaurants and amenities of Bournemouth Town Centre, Bournemouth Pier/Beach (0.5 miles), as well as travel routes to Southbourne (3.0 miles), Westbourne (1.9 miles) and Poole (4.6 miles).**

**The accommodation offers living accommodation with an equipped modern kitchen, and a modern shower room.**

**The property also benefits from a remainder of a long lease and first come first serve parking.**

**Ideal First Time Buy or Buy-To-Let (Previous rent achieved £750 pcm/£9,000 pa - c.11% yield).**

**Offered with no forward chain & vacant possession.**



# Accommodation

**Entrance Via:**

**Communal door to inner hall, stairs to basement level, front door to:**

**Inner Hall Section: 4' 6" x 3' 4" (1.37m x 1.02m)**

**Spotlight, door to bathroom, cupboard housing electric consumer unit, telephone door entry system, opening to:**

**Living Accommodation: 14' 10" max into bay x 13' 10" (4.52m x 4.21m)**

**Spotlights, smoke alarm, bay window to front aspect, electric radiator, range of eye- and base-level units with feature tiles splash-back, stainless steel sink/drain, integrated appliances (low-level fridge/freezer, oven/grill with induction hob over, washing machine and slimline dishwasher).**

**Bathroom: 8' 10" x 3' 11" (2.69m x 1.19m)**

**Spotlights, ceiling-mounted extractor fan, fully tiled walls, tabletop sink with drawer below, shower enclosure with electric shower and handheld attachment over, ladder-style towel radiator, wall-mounted WC with enclosed cistern.**

**Yield:**

**Ideal First Time Buy or Buy-To-Let (Previous rent achieved £750 pcm/£9,000 pa - c.11% yield)**

**Ground Rent:**

**£250 per annum**

**Lease:**

**125 years from 2017 (c.116 years remaining)**

**Service Charge:**

**£1237.89 per 6 months. (£2,475.78per annum)**

# Photography

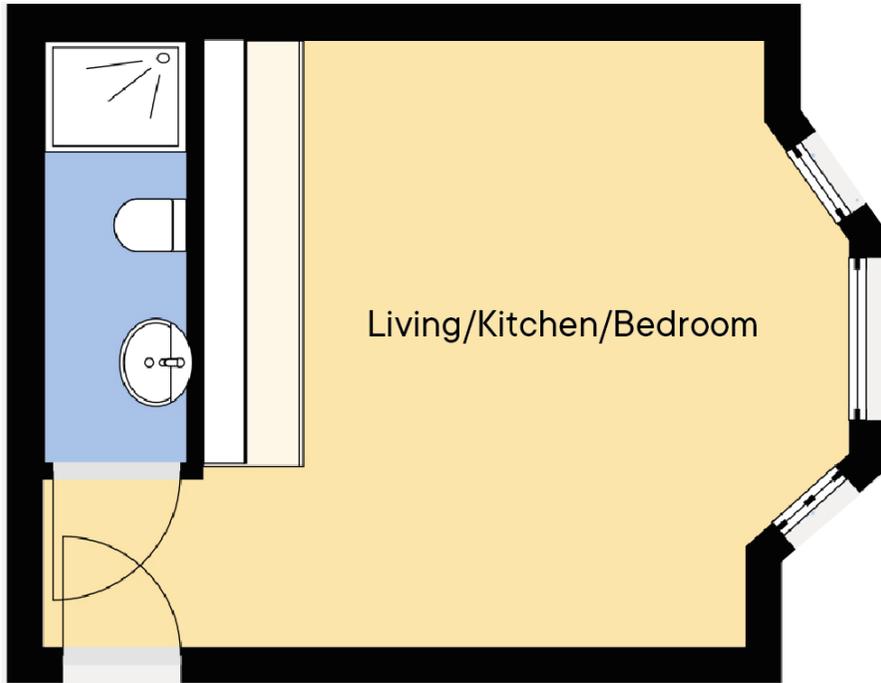






# Floor Plan

# EPC



Flat 3 The Spire 28 St. Peters Road BOURNEMOUTH BH1 2LW	Energy rating <b>D</b>	Valid until: 23 March 2027
		Certificate number: 8633-7837-5660-2054-2922

<b>Property type</b>	Ground-floor flat
<b>Total floor area</b>	22 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

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# Contact

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