

LEASEHOLD





Flat - Ground Floor (EPC Rating:)

FLAT 2, 134 ALMA ROAD, BOURNEMOUTH, DORSET, BH9 1AL

Offers In The Region Of

£165,000

FEATURES

- Ready-made investment with tenants in situ, generating £1,350 PCM with a new 12-month tenancy already secured.
- Two spacious double bedrooms with plenty of natural light and modern neutral décor.
- Contemporary open-plan kitchen and lounge creating a bright, sociable living space.
- Versatile conservatory ideal as a home office, second sitting room or hobby space.

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Whites Estates
Bill Atherton Estate Agents

2 Bedroom Flat - Ground Floor located in Bournemouth

Whites Estates are delighted to offer for sale this superb two-bedroom ground floor apartment, ideally situated on Alma Road, conveniently located between Charminster and Winton.

An excellent investment opportunity, the property is currently let to students, achieving a rental income of £1,350 PCM, providing a strong yield. A new tenancy has already been secured, with a student moving in next month on a 12-month tenancy, offering immediate rental income for the new owner.

The accommodation is well presented throughout and briefly comprises a welcoming entrance hallway with space for coats and shoes. There are two generously sized double bedrooms, both benefiting from plenty of natural light and finished in a modern, neutral decor with smooth white walls and woodwork.

To the rear of the property is a contemporary fitted kitchen with a range of wall and base units, integrated oven and hob, which opens into a bright and spacious lounge, creating an attractive open-plan living space. Patio doors lead into a versatile conservatory, ideal as a home office, additional sitting room or hobby space.

The bathroom also serves as a useful utility area, offering space for a washing machine and additional storage, and is fitted with a shower, WC and wash hand basin.

Externally, the conservatory opens onto a generous private courtyard garden with a patio area and garden shed, providing excellent outdoor space.

Electric heating and uPVC double glazing throughout.

The property enjoys a highly convenient location within walking distance of Bournemouth University, making it particularly appealing to student tenants. Both Winton and Charminster offer an excellent range of shops, supermarkets, cafes, restaurants, medical facilities and other local amenities. There are also regular bus services providing easy access to Bournemouth town centre, the train station and surrounding areas.

This is a fantastic opportunity to acquire a ready-made investment property with tenants in situ and immediate rental income.

Please note: Some marketing images have been digitally enhanced to remove tenants' personal belongings and present the property in a manner more suitable for marketing purposes.

EPC: D

Council Tax Band - TBC

Leasehold - years remains : 110 years

Ground rent £50 per year

Service charges -TBC

Early viewing is highly recommended. Contact Whites Estates today to arrange your appointment.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

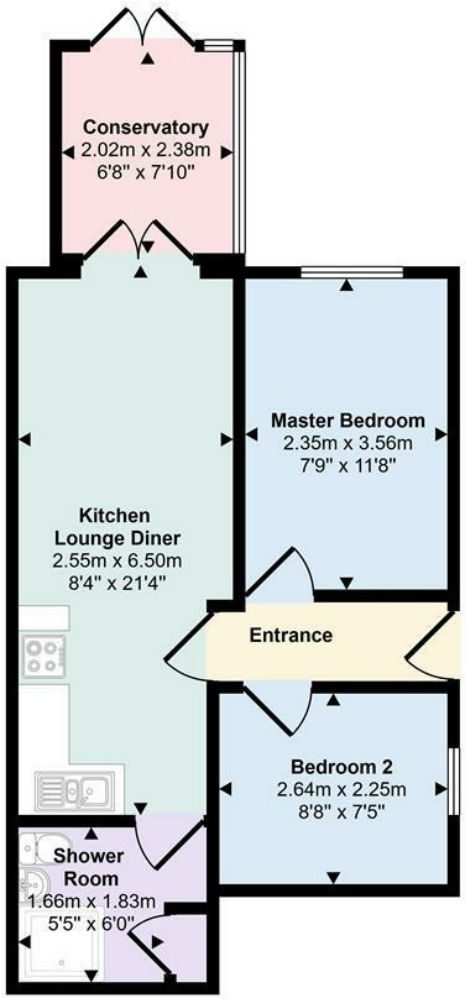








Approx Gross Internal Area
43 sq m / 467 sq ft



Floorplan

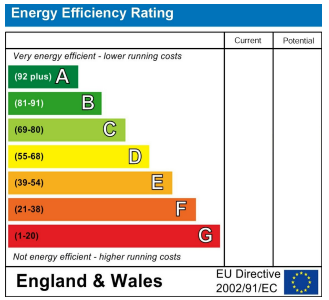
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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