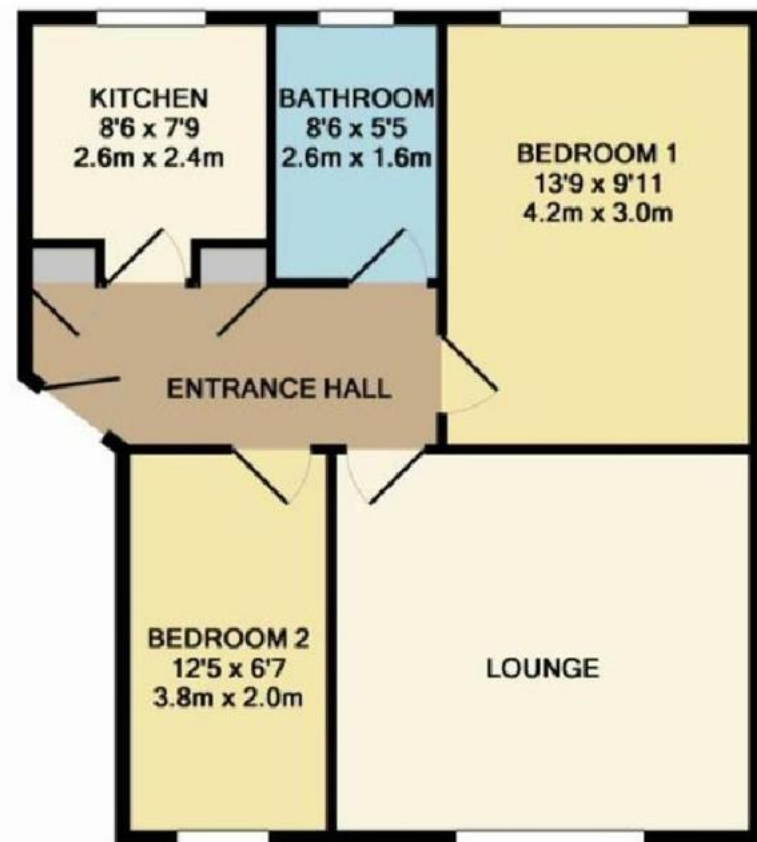


Property Location

Springbourne is a well-established residential suburb located just north of Boscombe and east of Bournemouth town centre. Popular with first-time buyers, families and investors, the area offers a diverse mix of Victorian and Edwardian homes alongside modern apartment developments. Its excellent transport links, local shopping facilities and proximity to Bournemouth's award-winning beaches make it a convenient and increasingly sought-after location.

Top Floor
Total Area: 60m² ... 645.83 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Stanley Road, Bournemouth

Asking Price Of £150,000

Martin & Co Bournemouth

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

01202559922

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





Key features:

- Share of Freehold
- Chain Free
- Top Floor Flat
- Two Bedrooms
- Entrance Hall
- Laminated Wood
- Fitted Kitchen
- Council Tax Band A
- Close To Station
- Yield Around 9%



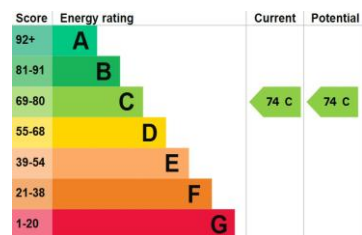
Why you'll like it

****CHAIN FREE**** Situated in the convenient and well-connected area of Springbourne, this spacious two-bedroom top floor apartment offers over 60 sq. metres of internal accommodation and presents an excellent opportunity for both investors and owner-occupiers alike.

The property comprises a bright and generously sized living room, a separate kitchen, two well-proportioned bedrooms, and a bathroom, all arranged to create comfortable and practical living space throughout. Occupying the top floor, the apartment benefits from added privacy, an abundance of natural light, and an elevated outlook.

Further benefits include a share of freehold, no service charge, and access to a communal rear garden area. The property also offers excellent investment potential with a projected rental yield in excess of 9%, making it an attractive addition to any portfolio.

Ideally located within walking distance of Bournemouth Train Station, the property provides excellent transport links for commuters while remaining close to a wide range of local shops, supermarkets, cafés, and everyday amenities. Bournemouth town centre and the award-winning beaches are also easily accessible.



This is an ideal purchase for buy-to-let investors, first-time buyers, or anyone seeking a spacious and conveniently located coastal home.

Agent's Notes:
 Share of Freehold
 949 Years Remaining
 Service Charge - As Of When
 Ground Rent - £0
 Council Tax Band - A
 EPC - C
 Holiday Lets - Ask Agent
 Pets - Not permitted

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

