





Apartment - Studio (EPC Rating:)

FLAT 4 28 ARGYLL ROAD, BOURNEMOUTH, DORSET, BH5 1ED

Guide Price

£50,000

FEATURES

- Guide Price £50,000–£100,000 + Fees
- Currently Producing £700 PCM / £8,400 Per Annum
- Studio Apartment in Popular Boscombe Location
- Tenant in Situ – Immediate Rental Income
- Excellent Buy-to-Let / Portfolio Building Opportunity
- Share of Freehold with 988 Years Remaining on Lease

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Whites Estates
Bill Atherton Estate Agents

1 Bedroom Apartment - Studio located in Bournemouth

Guide Price*Unconditional lot £50,000 to £100,000 + fees

Description

Whites Estates and Town & Country Property Auctions are delighted to offer For Sale by Public Auction this excellent opportunity for landlords looking to start or expand their property portfolio, with this studio apartment in a popular Boscombe location being offered with a tenant already in situ and currently producing £700 per calendar month (£8,400 per annum).

Flat 4, 28 Argyll Road provides an attractive opportunity to acquire an investment property with an established rental income from day one, avoiding the need to find a new tenant following completion.

The property is situated in a popular and well-established residential area of Boscombe, within easy reach of local shops, amenities, transport links and the seafront. The location provides a strong rental proposition and is well suited to landlords seeking property in the Bournemouth area.

Portfolio Building Opportunity

This property could be particularly appealing to landlords looking to add another unit to an existing portfolio or those looking to establish a presence in the Bournemouth rental market.

Key features include:

Studio apartment in popular Boscombe location

Tenant in situ

Current rent of £700 pcm / £8,400 per annum

Established rental income from completion

Excellent opportunity for landlords looking to start or expand a portfolio

Close to local amenities, transport links and Bournemouth's seafront

A fantastic opportunity to acquire an income-producing Bournemouth property in a location that is well suited to the private rental market.

Prospective purchasers should make their own enquiries regarding the tenancy, rental agreement, property condition, lease, service charges, ground rent and all other matters relating to the property prior to bidding.

Viewings are highly recommended.

The property will be entered into our 28th October auction which is held online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES

. Number of Bedrooms: 1

. Reception Rooms: 0

. Allocated Parking Space

. Council Tax Band: A

. Market Value: £90,000

. Rental Value Per Month: £700 current rental

. 56 Day Completion

. EPC E (as of 23rd September 2026)

ADDITIONAL INFORMATION

. Property Tenure: Share of Freehold

. Length of lease remaining: 988 Years

. Annual ground rent: None

. Annual service charge: £1505

TENANCY INFORMATION

. Tenancy Term: 12 month

. Tenancy Start Date:

. Tenancy Type: AST

. Are the Tenants in Arrears: No

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on 01202 143399

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Buyers Premium

* Buyers Premium Applies

Material Information

Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Key Feature 1

Studio

Key Feature 2

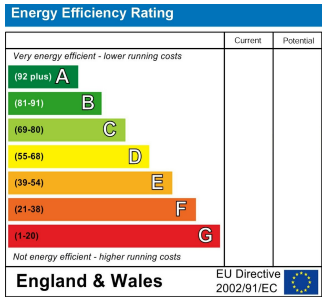


Call us on

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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.