

Property Location

Springbourne, Bournemouth



Total Area: 33.9 m² ... 365 ft²

All measurements are approximate and for display purposes only



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.

Knole Road, Bournemouth

Asking Price Of £125,000



Key features:

- One Bedroom Flat
- Buy-To-Let
- Investment Opportunity
- Gas Central Heating
- Long Lease
- Separate Kitchen
- Located on First Floor
- Close to Amenities
- Convenient Location
- Off Road Parking



Why you'll like it

GREAT FIRST-TIME BUY OR BUY-TO-LET INVESTMENT OPPORTUNITY
 A bright and spacious one-bedroom first floor flat forming part of a character conversion, ideally situated close to local amenities and transport links. The property benefits from a long lease, off-road parking and is offered with no forward chain, making it an excellent opportunity for both first-time buyers and investors alike. Boscombe is a popular suburb of Bournemouth, situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. The area offers a range of shopping facilities, from long-established independent retailers to well-known national chains.

Having undergone significant regeneration and investment, the area now boasts award-winning Blue Flag beaches, a pier, promenade with sea-front amenities, Chine Gardens, and a vibrant selection of bars and bistros offering local produce. Excellent transport links are available via Pokesdown and Bournemouth mainline railway stations, providing direct services to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers international flights to Europe, while the nearby Port of Poole provides ferry services to France and the Channel Islands.

BUY-TO-LET INVESTOR INFORMATION:
 This property represents an attractive buy-to-let investment in Bournemouth, a high-demand rental market with strong tenant demand from professionals, families and students. The area benefits from excellent transport connections alongside a thriving business and education sector, supporting consistent occupancy levels and competitive rental returns.



Martin & Co have extensive experience supporting landlords in the Bournemouth market and can provide guidance on expected rental income, yield forecasts and long-term investment performance.
Potential Rental Figure: £850 pcm
Potential Gross Yield: 8.16%

Agent's Notes:
 Tenure: Leasehold
 Lease: 113 Years Remaining
 Ground Rent: £292.82 per annum
 Service Charge: £1,200 per annum
 Council Tax: Band A
 Holiday Lets - Not Permitted
 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 cooperation 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.

