

LEASEHOLD





Flat (EPC Rating:)

FLAT 3, 134 ALMA ROAD, BOURNEMOUTH, DORSET, BH9 1AL

Offers In The Region Of

£142,950

FEATURES

- Well-presented one-bedroom first floor apartment in a block of just four flats.
- Ideal purchase for first-time buyers or buy-to-let investors.
- Excellent investment opportunity with tenant in situ and rental income already in place.
- Bright and spacious open-plan lounge and fitted kitchen.

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Whites Estates
Bill Atherton Estate Agents

1 Bedroom Flat located in Bournemouth

Whites Estates are delighted to offer for sale this well-presented one-bedroom first floor apartment, forming part of a block of just four flats. Ideally situated between Winton and Charminster, the property enjoys a highly convenient location close to a wide range of local amenities and excellent transport links.

Currently tenanted and achieving a good rental income, this apartment represents an excellent investment opportunity. Equally, it would make an ideal purchase for a first-time buyer looking to step onto the property ladder.

The accommodation is accessed via a communal entrance hallway leading to the private entrance. Upon entering, the hallway access to all principal rooms. The bathroom is positioned to the right and is a generous size, fitted with a panelled bath with overhead shower, wash hand basin and WC.

The double bedroom is also accessed from the hallway and offers ample space for a double bed, wardrobes and additional bedroom furniture. The room is light and airy, with smooth painted walls, white skirting boards and neutral decor throughout.

At the end of the hallway, the property opens into a bright and spacious open-plan lounge/kitchen. The lounge overlooks the rear of the property, allowing plenty of natural light to fill the room, creating a welcoming living space. The fitted kitchen comprises a range of wall and base units, an integrated oven and hob, together with space for a fridge and washing machine.

The property is ideally positioned within easy reach of both Winton and Charminster, offering an excellent selection of shops, supermarkets, cafes, restaurants and everyday amenities. Regular bus services provide convenient access to Bournemouth town centre, the train station and surrounding areas, while a local park is just a short walk away, perfect for outdoor recreation.

Whether you are looking for a buy-to-let investment with an established tenant or a conveniently located home for yourself, this apartment offers excellent value and viewing is highly recommended.

Call Whites Estates today on 01202 521466 to arrange your viewing.

EPC: E

Council Tax Band: A

Tenure: Leasehold - The property will be sold with a new lease (length to be confirmed).

Service Charge: TBC

Ground Rent: TBC

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.

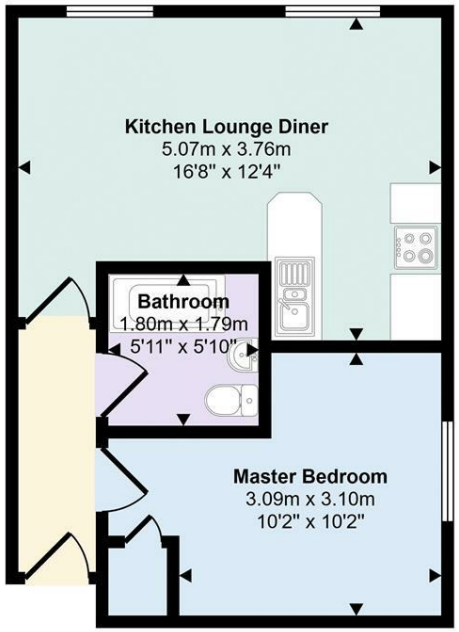








Approx Gross Internal Area
35 sq m / 375 sq ft



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.

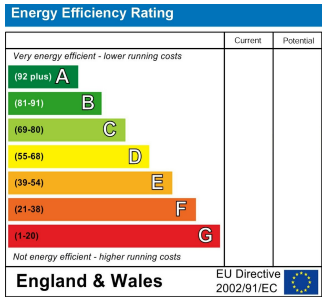
Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band

A



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.