

**FOR SALE**



**Columbia Road, Bournemouth**  
**Asking Price Of £180,000**

  
**MARTIN&CO**





## Columbia Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- EXCELLENT INVESTMENT
- REFURBISHED RECENTLY
- NEW BOILER
- TENANT IN SITU. RENT 950pcm
- ALLOCATED PARKING
- DOUBLE BEDROOMS

**\*\*Excellent investment opportunity\*\*** Two double bedroom apartment located on ground floor in Ensbury Park. The property is generating a yield of 6.33%. The flat has been recently refurbished, a new boiler installed and it comes with allocated parking for one car.

### ENTRANCE HALL 9' 7" x 7' 8" (2.940m x 2.342m)

Fitted cupboard with fuse mains, electric meter, wood shelves & stop cock, wood veneer door, ceiling with coving, pendant light, power sockets and switches, entry phone, Drayton thermostat, light grey and white ceramic tiles flooring,

### KITCHEN 13' 10" x 9' 7" (4.221m x 2.933m)

Ceiling with coving, 4 chrome spot lights, power sockets and switches, carbon monoxide alarm, Light brown wood pattern vinyl flooring, a selection of wood veneered wall mounted and base units with grey metal handles and matching kick boards and casements, 12 removable shelves, 5 drawers, 2 integrated appliance doors, 2 dark grey rolled laminated worktops, Stainless steel sink and drainer and chrome mixer tap, drainer plug, NEWHOME electric oven, Grey hood with 4 switches and light, set of 4 gas hobs and GLOWWORM gas boiler.



**LIVING ROOM 12' 0" x 9' 11" (3.681m x 3.030m)**

White UPVC window with double glazed glass, ceiling with coving, two wall mounted radiators, power sockets and switches, light brown fitted carpet flooring.

**BEDROOM 1 11' 4" x 10' 3" (3.479m x 3.126m)**

White UPVC window with double glazed glass, ceiling with coving, pendant light, wall mounted white radiator, power sockets and switches, light brown fitted carpet flooring.

**BEDROOM 2 11' 4" x 10' 3" (3.479m x 3.126m)**

White UPVC window with double glazed glass, ceiling with coving, pendant light, wall mounted white radiator, power sockets and switches, light brown fitted carpet flooring.

**BATHROOM 7' 3" x 5' 9" (2.217m x 1.774m)**

Two tone cream and pink ceramic tiled walls, ceiling with coving, heated towel rail, shaver light, light grey and white ceramic tiles flooring, wall mounted mirror, white acrylic bath with mixer tap, white ceramic toilet, white ceramic basin and pedestal and extractor fan.

**PARKING**

Off road allocated parking available for one car.

**Tenure: Leasehold**

**Long Lease: 108 years remaining.**

**Service Charge: £1,000 p.a.**

**Ground Rent: £295 p.a.**

**Council Tax Band: B**

**Tenants in Situ: April 2022-2023**

**Rent £950 pcm**



### DISTANCES:

200 mts to Redhill Park  
800 mts to Moordown  
1.0 km to University  
3.3 km to Town Centre  
4.2 km to Award-Winning Sandy Beaches  
4.3 km to Bournemouth Airport

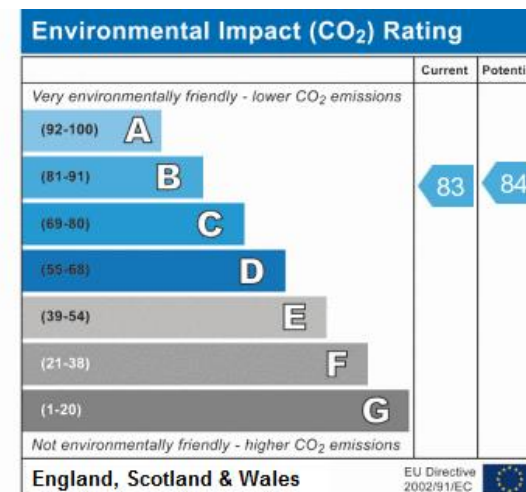
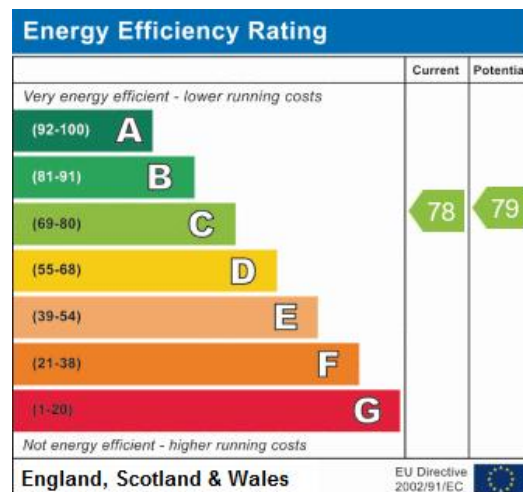
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

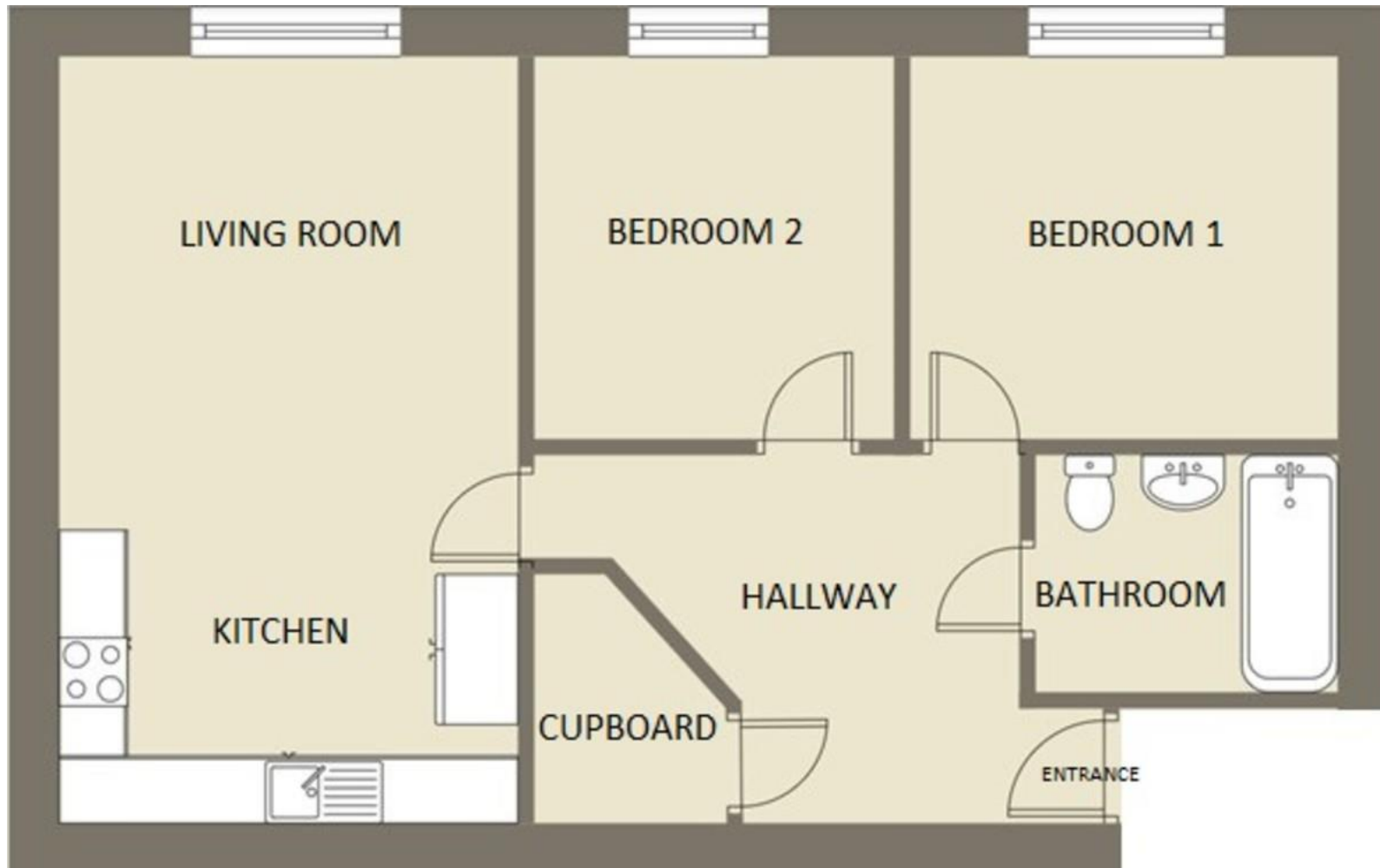
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





## Martin & Co Bournemouth

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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.





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TO LET