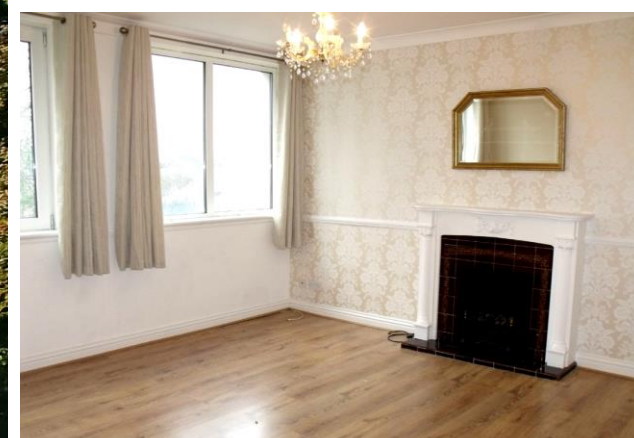


FOR SALE



Westbourne, Bournemouth
Asking Price Of £149,500


MARTIN & CO



Westbourne, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £149,500

- Tenant in Situ - 7.83% yield
- Allocated Parking
- Located in Westbourne
- Double Bedrooms
- Separate Fitted Kitchen

****Great investment opportunity - tenant in situ****

A spacious two double bedroom apartment in the heart of Westbourne offering a grand entrance hallway, a very large living room, a separate fitted kitchen, family bathroom, gas central heating, intercom system and allocated parking for one car. Only minutes' to award-winning beaches and Wessex Way.

ENTRANCE HALLWAY 18' 4" x 4' 3" **(5.60m x 1.30m)**

Spacious hallway with built-in box cupboard, wood laminate flooring, wall mounted Videx door entry telephone and direct access to all rooms.

LIVING ROOM 18' 6" x 14' 1" (5.65m x 4.30m)

A very large room benefiting from two white UPVC window units with 2 double glazed panes, wood effect laminate flooring, ceiling mounted gold effect light fitting with chain, white single panel of radiator with thermostat control, TV point, telephone extension cable and fireplace with white painted mantelshelf and surround with brown grapevine raised patterned back panel.



KITCHEN 10' 9" x 9' 10" (3.30m x 3.00m)

Fully fitted kitchen with a white UPVC window unit with 2 double glazed panes, electric oven, stainless steel 4 ring gas hob, stainless steel extractor hood, dishwasher and washing machine, a range of overhead and under counter units with white patterned melamine units and wood block effect Formica worktops, white ceramic tile splash back, stainless steel bowl and drainer, flooring with pale brown marble tile effect laminate floor panels, ceiling mounted extractor fan, white painted single panel radiator with thermostat control, wall mounted combi boiler.

BEDROOM (MASTER) 11' 5" x 10' 5" (3.50m x 3.20m)

A large double bedroom with built-in quadruple wardrobe with 2 moulded melamine doors, single door with moulded blank panel and leaded glazed pane, dressing table with wood effect melamine, triple wardrobe with 2 doors with handles and a further double wardrobe with 2 doors with handles, white UPVC window unit with 2 double glazed panes, wood laminate

flooring, ceiling mounted pendant, white single panel radiator with thermostat control, TV aerial socket.

BEDROOM 9' 2" x 8' 2" (2.80m x 2.50m)

A smaller double bedroom with white UPVC window unit with 2 double glazed panes, wood laminate flooring, white single panel radiator with thermostat control, ceiling mounted light fitting.

BATHROOM 6' 10" x 5' 2" (2.10m x 1.60m)

Brown tile effect vinyl flooring, white bath tub with white side panel and with mixer tap and shower riser rail, walls tiled with ceramic, inset wash hand basin with mixer tap over, wall mounted mirror, low level W.C, white single panel radiator, ceiling mounted extractor fan.

PARKING

Allocated parking space for one car available. There are also visitors parking available.



Tenure: Leasehold
Approximately 72 Years Remaining
Annual Service Charge: £1396.92
Annual Ground Rent: £100
Council Tax Band: B
EPC: B
All mains connected

DISTANCES:

- 40 mts to Westbourne High Street
- 100 mts to A338 Wessex Way
- 800 mts to Talbot Heath School
- 1.5 km to Award-Winning Sandy Beaches
- 2.3 km to Bournemouth Pier
- 900 mts to Meyrick Park & Golf Course
- 6.5 km to Castle Point Shopping Centre
- 7.0 km to Poole Harbour
- 9.0 km to Bournemouth International Airport
- 10.0 km to Hengistbury Nature Reserve

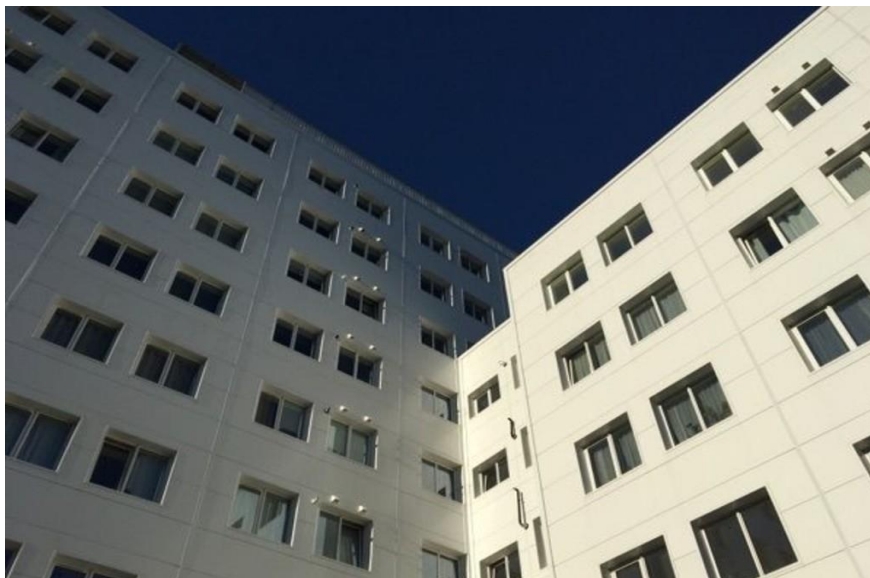
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



WESTBOURNE
HEIGHTS

CG FRY & SON
CONTRACTORS

Handwritten text on the sign includes:
- Road works ahead
- Lane closure
- Traffic lights out of order
- Road works ahead
- Lane closure
- Traffic lights out of order