

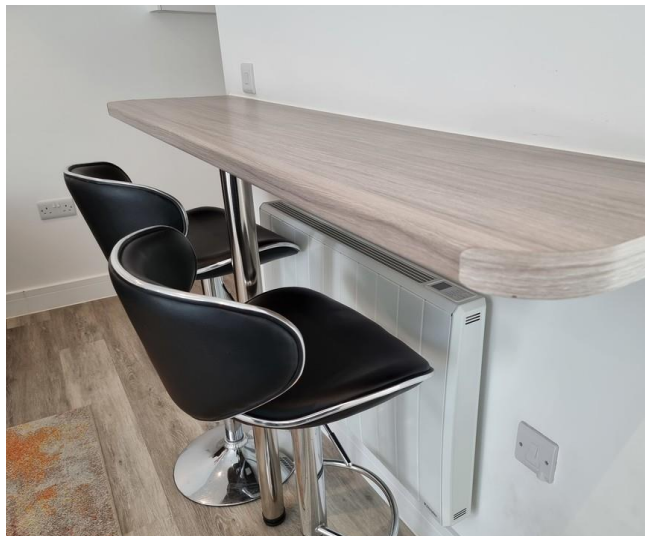
FOR SALE



Hinton Road
Asking Price Of £189,000




MARTIN&CO



Hinton Road

1 Bedroom, 1 Bathroom

Asking Price Of £189,000

- Holiday Lets Permitted
- South Facing
- Fully Furnished Key Ready
- Superb Central Town Location
- Long lease
- No Chain

Introducing this exquisite one-bedroom apartment in a prime location, just a stone's throw away from the renowned Westcliff and Eastcliff Beaches. This charming and beautifully presented property is fully furnished, making it a key-ready haven for its fortunate occupants. Bathed in sunlight from its south-facing orientation, this apartment offers a delightful living experience.

Situated in close proximity to the Bournemouth International Centre and the Pavilion Theatre, as well as being adjacent to the town centre, the pier, and Bournemouth Gardens, convenience and entertainment are never far away. The vibrant atmosphere and array of attractions ensure an enjoyable lifestyle for residents and visitors alike.

This property has the added advantage of allowing short-term holiday lets, catering to the constant demand throughout the year. With its impressive rating of 9.3 on booking.com, it is no surprise that it can achieve rates of up to £200 per night.

Entering through the main entrance, you'll be greeted by the stylish Karndean flooring in Cumbrian Stone with design strip edging, creating an elegant first impression. The communal hallway features hard-wearing carpet, ensuring durability and a welcoming atmosphere.

Residents can enjoy the convenience of communal facilities, including a lift providing access up to 3rd floor (the 4th floor has own entrance from Hinton Road), a bike shed for secure storage, and audio entry systems installed in all apartments. Digital electric radiators and USB points within some switches enhance the modern living experience.

Private parking is available on a 'first come first served' basis with a permit, providing peace of mind and convenience for residents and their guests.

The living room, a well-proportioned space, features a breakfast bar, perfect for casual dining or enjoying a morning coffee. High-performance double glazed windows with a "tilt and turn" opening mechanism allow abundant natural light to fill the room, while also providing sound insulation and energy efficiency. The beautiful Camero Loc flooring adds a touch of elegance, and digital electric radiators ensure comfort throughout the year. Mixed media outlet points cater to various entertainment needs, including television, satellite, and telephone connectivity.

The double bedroom boasts a built-in fitted wardrobe and a comfortable double bed, ensuring ample storage space and a peaceful haven for rest and relaxation. The high-performance double glazed windows, also equipped with a "tilt and turn" opening mechanism, contribute to a tranquil atmosphere. Digital electric radiators and a TV point complete this cozy retreat.

The modern integrated Italian kitchen is a culinary enthusiast's dream. It features electric integrated appliances, including an oven, glass splashbacks for easy maintenance, and an under-counter integrated fridge. The glass cooker, extractor fan and 30mm snow spark worktops add a touch of sophistication. The high-performance double glazed windows maintain the apartment's consistent style and functionality.

The shower room exudes contemporary elegance with its fully tiled walls adorned with stone effect tiles. The electric power shower provides a rejuvenating experience, while the contemporary sanitary ware and chrome fittings add a touch of luxury. The heated chrome towel rail offers both functionality and style.



Don't miss the opportunity to own this remarkable apartment, where comfort, convenience, and style converge. With its prime location, desirable amenities, and potential for short-term holiday lets, this property is a true gem in the real estate market.

Lounge 11' 5" x 11' 1" (3.50m x 3.38m)
Bedroom 11' 5" x 7' 9" (3.50m x 2.37m)
Kitchen 7' 5" x 6' 5" (2.28m x 1.98m)

Tenure - Leasehold

Lease Term - 125 years

From June 2019 to and May 2144

Remaining Lease - 121 years

Service Charges - £1,610 (p.a.)

Ground Rent - £300 (p.a.)

Council Tax Band - A

EPC - D

Estimated Rental Income £1,000 pcm (6.35% yield)

Estimated Holiday Rental up to £200 per night

DISTANCES:

300 mts to Bournemouth Pier & Sandy Beaches

400 mts to Pavilion Theatre

400 mts to A338 Wessex Way

500 mts to Bournemouth High Street

900 mts to Meyrick Park & Golf Course

4.0 km to Castle Point Shopping Centre

7.0 km to Bournemouth International Airport

8.0 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.

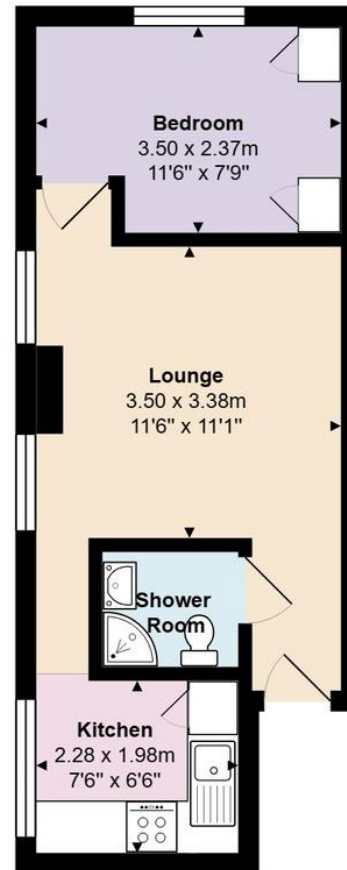
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total Area: 31.0 m² ... 334 ft²

All measurements are approximate and for display purposes only



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.

