

FOR SALE



Boscombe, Bournemouth
Asking Price Of £99,750


MARTIN & CO



Boscombe, Bournemouth

Studio, 1 Bathroom

Asking Price Of £99,750

**VERY LONG LEASE 993 YEARS
REFURBISHED THROUGHOUT
GROUND FLOOR CHARACTER HOUSE
EXCELLENT INVESTMENT PROPERTY
EST. RENT £600PCM (YIELD 7.22%)
SEPARATE ENTRANCE**

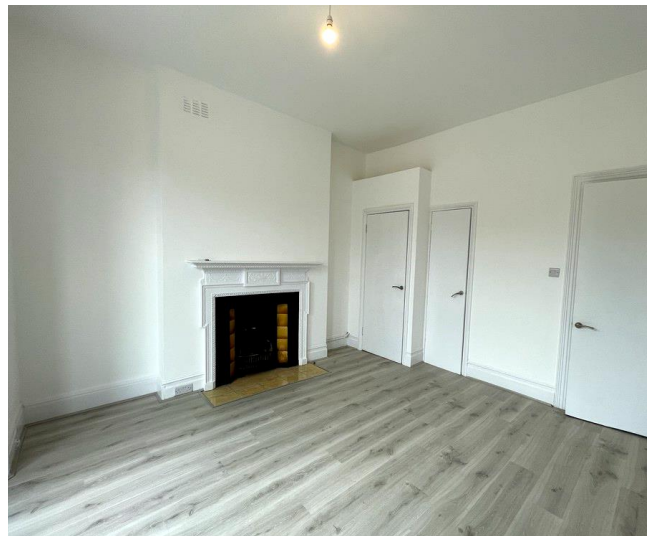
Introducing a charming ground floor studio flat with private front door.

Welcome to this delightful ground floor studio flat, nestled at the rear of a stunning semi-detached building. Exuding a perfect blend of modern sophistication and classic charm, this property has undergone a meticulous refurbishment, offering a seamless living experience.

Step inside and be captivated by the well-designed studio living room, providing ample space for both relaxation and entertaining. The brand-new kitchen boasts top-of-the-line fixtures, ensuring a culinary haven for the aspiring chef.

The recently renovated bathroom is a true masterpiece, showcasing impeccable craftsmanship and attention to detail. Original features, such as the charming fireplace, have been thoughtfully preserved to infuse the living space with character and warmth, beautifully complementing the contemporary finishes.

Embracing natural light and creating a welcoming ambiance, the bay window is a delightful highlight that enhances the overall charm of this splendid property.



Conveniently situated near Boscombe Manor, residents will relish in the proximity to the pristine sands of Boscombe Pier, just a leisurely stroll away. Additionally, within mere minutes, you'll find yourself immersed in a vibrant cosmopolitan shopping area, adorned with an array of bars, supermarkets, and restaurants.

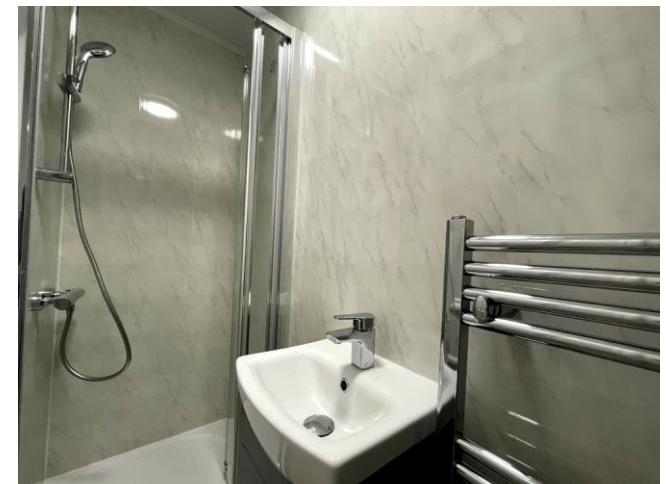
Ideal for cash buyers and astute investors, this property presents an attractive yield of 7%-8%, making it an excellent investment opportunity. Moreover, the property boasts a share of freehold, providing long-term security and peace of mind with a substantial lease of 993 years remaining.

As an added bonus, a coveted parking space awaits, ensuring ease and convenience for residents and their guests.

Don't miss out on this wonderful chance to secure your slice of coastal living or invest in a thriving rental opportunity. Enquire today and let us guide you to your new home or investment venture!

Tenure - Leasehold
Long Lease - 999 years from 30th June 2017
Remaining Lease - 993
Council tax band - A
EPC - D
Service Charge (£PA) £1,171.80
Ground Rent (£PA) £0
Estimated Min. Rent £600pcm (yield 7.22%)

Living area 15' 3" x 12' 1" (4.65m x 3.69m)
Kitchen 7' 1" x 6' 3" (2.16m x 1.93m)
Shower room 8' 8" x 2' 11" (2.65m x 0.90m)
Cupboard 2' 3" x 2' 11" (0.70m x 0.90m)
Entrance hall 3' 8" x 2' 11" (1.13m x 0.90m)
Parking - Off Road for One Car



DISTANCES:

- 160 mts to Bethany Junior School
- 600 mts Knyveton Bowling Club & Tennis Courts
- 640 mts St Clements Infant School
- 700 mts to Sandy Beaches and Boscombe Pier
- 1.7 km to Kings Park
- 2.1 km to Bournemouth Train Station
- 3.1 km to Castlepoint Shopping Centre
- 6.0 km to Bournemouth International Airport
- 6.4 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 check the position for you, especially if you are contemplating travelling some distance to view the property.

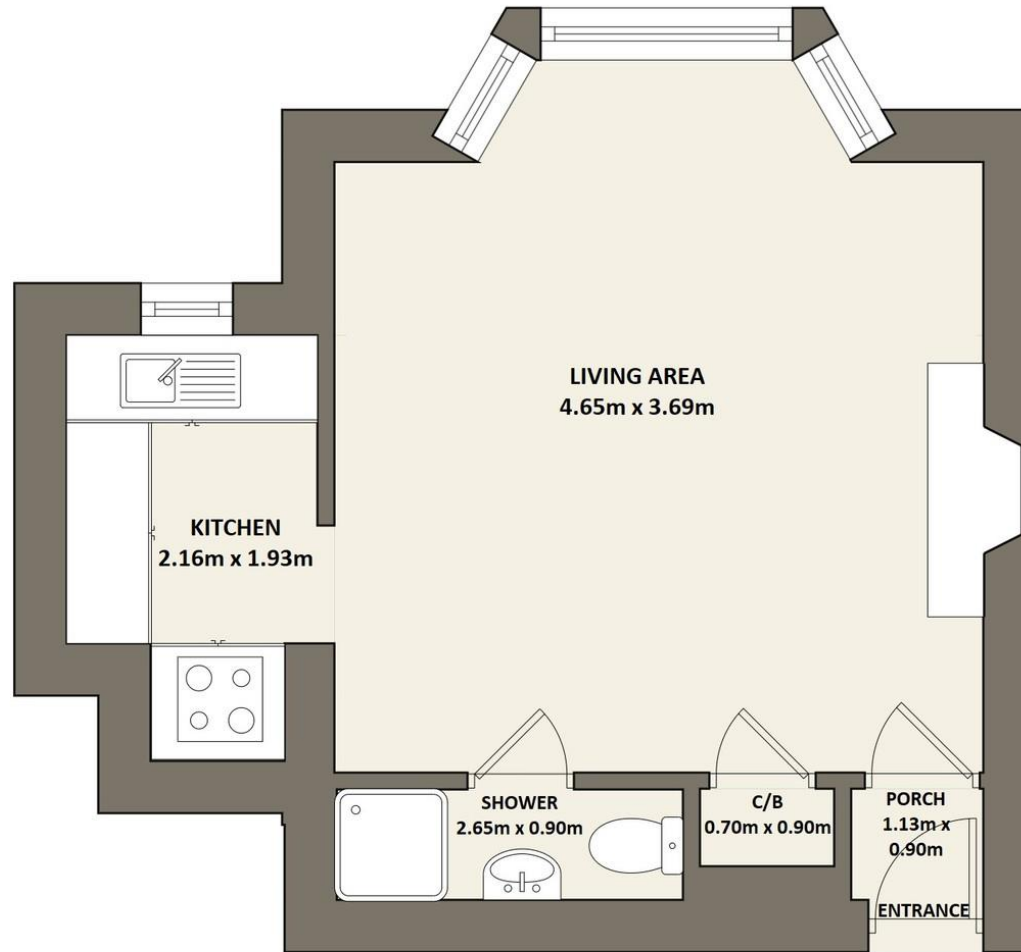
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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.

