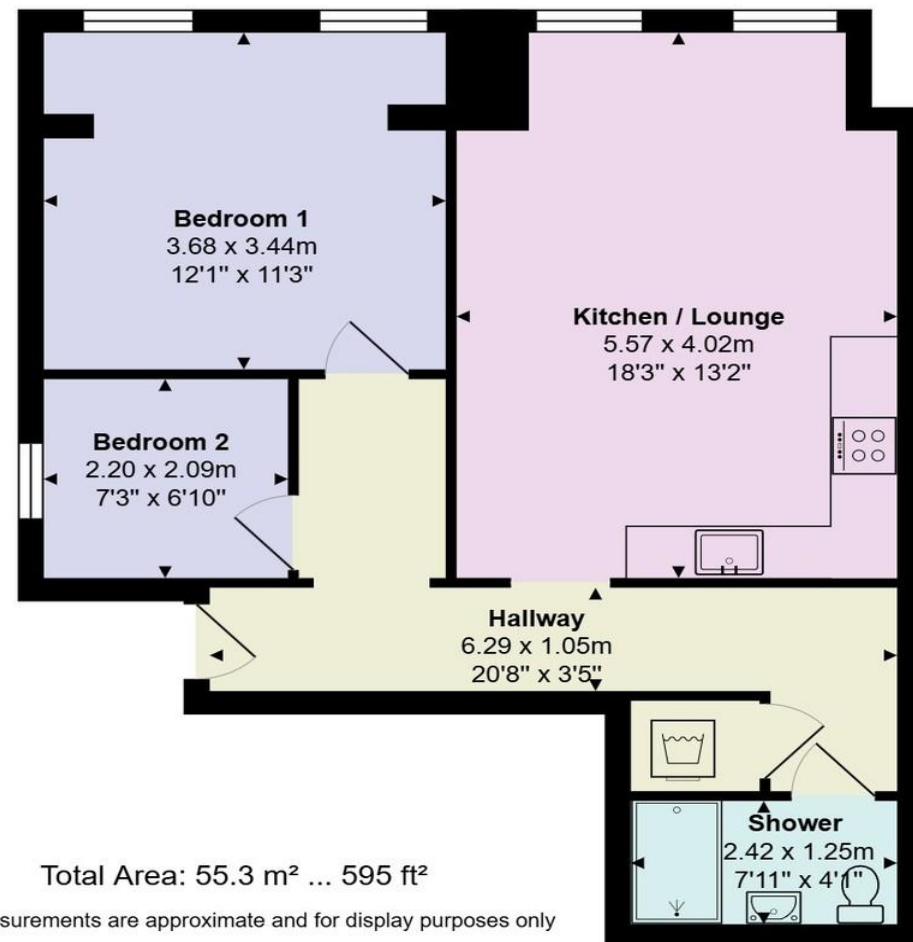


Property Location Boscombe



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.

Hamilton Road, Bournemouth

Asking Price Of £180,000

Martin & Co Bournemouth
192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

GREAT INVESTMENT

POTENTIAL YIELD OF 8%

GREAT FIRST TIME BUY

NO CHAIN PURCHASE

OFF ROAD PARKING

LOUNGE/DINING AREA

MODERN KITCHEN

SHOWER ROOM

CLOSE BOURNEMOUTH

COUNCIL TAX BAND B



Why you'll like it

A Two bedroom ground floor flat, situated in a small block close to both Boscombe Town Centre and the Sea Front. The property has access to the side leading to an allocated parking space at the rear. A secure intercom system provides access to the communal hallway with stairs leading to the flat. Well presented throughout the property is ideal as a first time buy or residential investment and is offered with no forward chain. The property comprises entrance hallway, Open plan Modern kitchen/living room, bathroom and One double bedroom and One Single Bedroom.

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo.



Agent's Notes:
 Tenure: Leasehold
 Lease: 114 Years Remaining
 Ground Rent: £200 per annum
 Service Charge: £1,670.22 per annum
 Council Tax: Band B
 Holiday Lets - Permitted
 Pets - Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

