

Property Location Bournemouth



Total Area: 39.5 m²

All measurements are approximate and for display purposes only



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.

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

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



Campbell Road, Bournemouth

Asking Price Of £160,000

MARTIN&CO

- One Bedroom Apartment
- First Floor
- Private Entrance
- Private Patio Garden
- Double Bedroom
- Built in Wardrobes
- Contemporary Shower Room
- Open Plan Kitchen
- Modern Fitted Kitchen
- Chain Free
- Off Road Parking
- Share Of Freehold
- Long Lease Of 105 Years



Why you'll like it

Beautifully Presented 1-Bedroom Apartment – Minutes from Boscombe Pier & Beaches

Situated in a quiet residential cul-de-sac just a short stroll from Boscombe Pier and award-winning sandy beaches, this well-maintained one-bedroom maisonette offers stylish coastal living with its own private side entrance and a generous private patio garden complete with storage.

The accommodation features a bright open-plan kitchen/living area with integrated appliances and a breakfast bar, a spacious double bedroom with built-in wardrobes, and a modern fully tiled shower room. The property is neutrally decorated throughout, with UPVC double glazing, gas central heating, and allocated off-road parking.

Additional benefits include a share of freehold, and the option to purchase fully furnished, making it a turnkey solution for investors or those seeking a ready-to-move-in coastal retreat.

Ideal for first-time buyers, holiday lets, or as a low-maintenance buy-to-let investment.

N.B. Under section 21 of the 1979 Estate Agency Act we declare that the vendor is a connected person.

Tenure: Share of Freehold
Estimated Rental Income: £950 pcm
Projected Yield: 7.13%
Current Lease: 125 Years From 2005. 105 Years Remaining.
Ground Rent: n/a
Service Charge: £500 p.a.
Council Tax Band: A

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	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

