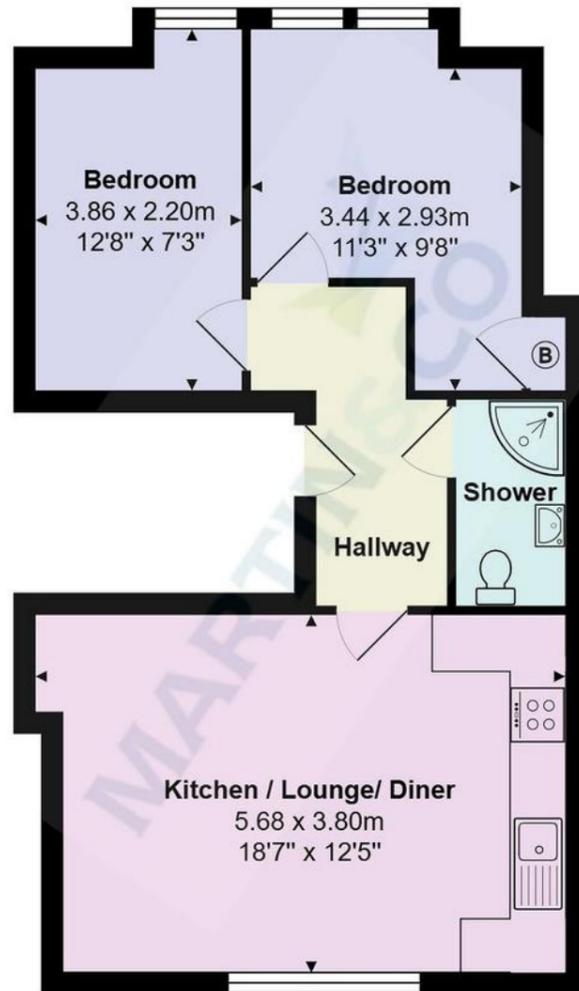


## Property Location Bournemouth



Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

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.

## Christchurch Road , Bournemouth

Asking Price Of £175,000

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

**01202559922**

<http://www.bournemouth.martinco.com>





Modern Top Floor Flat

Close to Beach

Open Plan Lounge

Two Double Bedrooms

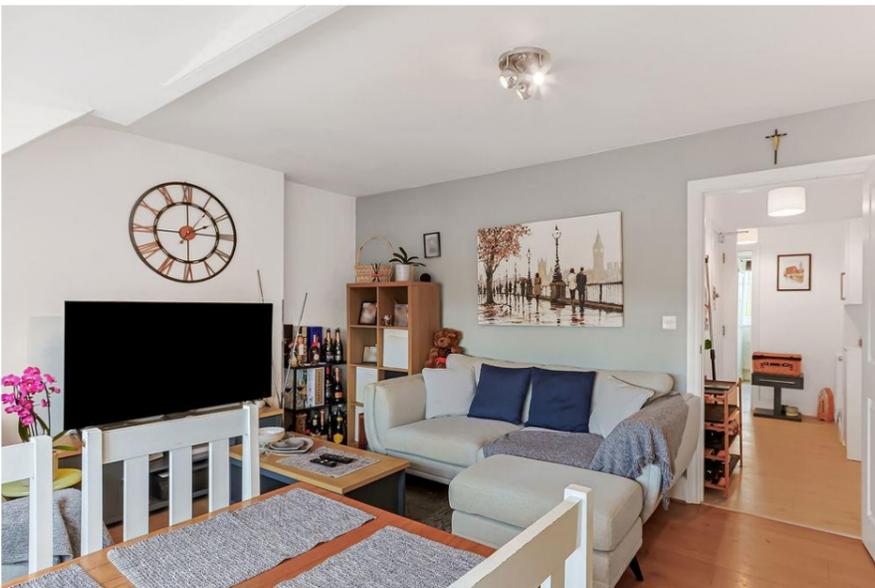
Stylish Shower Room

A Well Presented Block

Secure Entry Phone System

Ideal Residential Home

Potential Yield Of 8.23%



### Why you'll like it

Modern top floor flat\*\*lease - 112 years remaining\*\* situated within a well presented character converted block within walking distance of Bournemouth's award winning beaches. accessed via secure entry phone system the flat benefits from spacious open plan living providing lounge/diner & fully fitted kitchen, two double bedrooms and stylish shower suite. gas central heating.

The property features a bright and spacious open-plan kitchen, lounge and dining area, creating a sociable and versatile living space ideal for both everyday living and entertaining. The kitchen offers ample storage and worktop space, seamlessly flowing into the living area.

There are two well-proportioned bedrooms, including a generous main bedroom, with the second room suitable as a guest room, home office or nursery. A modern shower room completes the accommodation, designed with functionality and contemporary style in mind.

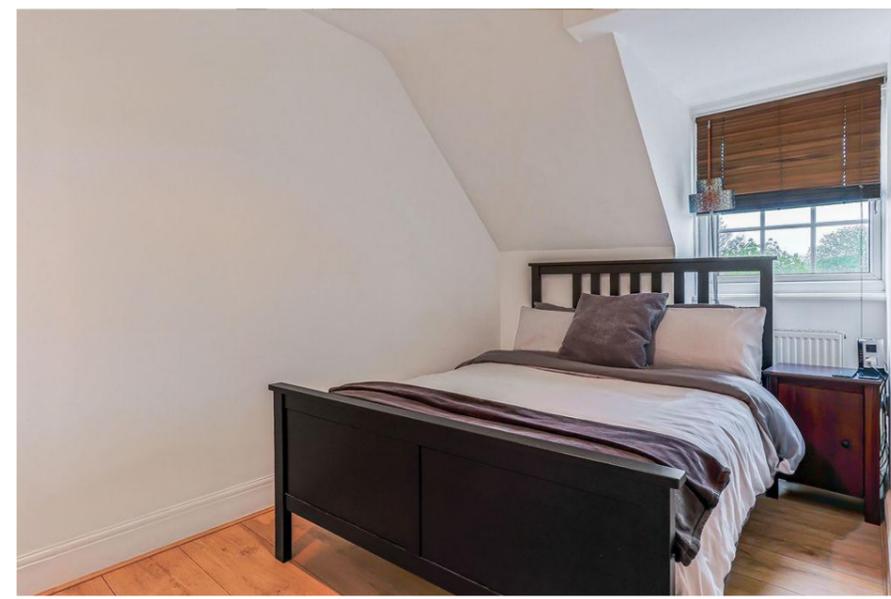
ideally located within easy reach of Bournemouth town centre, Boscombe high street, train & bus station plus several restaurants, bars, shops plus all other amenities making this a great residential

home or buy to let investment. just a short distance from the beautifully presented Boscombe's gardens which leads directly to beach seafront (approximately 500 yards)

Buy-to-let Investor Information  
This property is an attractive buy-to-let investment in Bournemouth, a high-demand rental market with strong tenant interest from professionals, families and students. Bournemouth offers excellent transport connections alongside thriving business and education sectors, producing consistent occupancy and competitive rental returns for landlords. Martin & Co have extensive experience supporting landlords in the Bournemouth market and can advise on expected rental income, yield forecasts and long-term investment performance for those seeking a reliable property in a proven rental market. Contact our team to discuss your next investment.

Potential Rental Figure: £1,200 PCM  
Potential Gross Yield: 8.2%

Agent's Note's:  
Tenure: Leasehold  
Lease: 112 Years Remaining  
Service charge: £2775 per annum  
Ground Rent: £250 per annum  
Holiday Lets: Not Permitted  
Pets: Tbc  
Parking: On Road Parking  
All mains are connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

