

**FOR SALE**



**Old Christchurch Road, Bournemouth**  
**Asking Price Of £134,950**

  
**MARTIN & CO**



## Old Christchurch Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £134,950

- REFURBISHED THROUGHOUT
- TOWN CENTRE LOCATION
- DOUBLE BEDROOMS
- SECOND FLOOR FLAT
- LEASEHOLD

Superbly located in the heart of Bournemouth Town Centre is this TWO double BEDROOM second floor apartment. Benefiting from great transport links to and from Poole, Southampton and London.

There are a number of bus routes to get you about locally and the Town Centre's amenities mean you are well catered for, all year round.

The apartment also benefits from being walking distance to Bournemouth's Award Winning Beaches and Coast Line.

The property has undergone some GREAT cosmetic IMPROVEMENTS, including new kitchen, New bathroom, and new carpet throughout.

The apartment would make a fantastic INVESTMENT with a yield of over 7.5%.



Parking can be found on the street locally and some locations may require permits.

The property would also suit anyone wanting that TOWN CENTRE LIFESTYLE with everything you need right on your doorstep.

A newly fitted White Kitchen with plenty of worktop space for when you prepare dinner. There are lots over and under counter cupboard space. The kitchen also benefits from an electric oven and 4 burner Gas Hob.

There is also space for the washing machine and fridge/freezer. The kitchen is Open plan to the lounge and it really makes a great space to entertain your family and friends, or just sit and relax in after a long day at work.

A generously sized double bedroom with smooth set ceiling, the large windows create space and a light and airy ambience.

The room also offers floating shelves for smaller items, curtains, and carpeted floors. There is plenty of space for the king size bed, wardrobes and more. The room makes a great MASTER BEDROOM.

A smaller sized double found directly opposite the stairwell with a smooth set ceiling. There are curtains at the window and a carpeted floor. The second bedroom could be used as a guest bedroom or home office.

A modern three piece family bathroom with shower over bath, porcelain WC and wash basin.



Agent's Notes:

Tenure – Leasehold  
Lease - 98 Years Remaining  
Service Charge - £1,100 per annum  
Ground Rent - £150 per annum  
Holiday Lets – Not Permitted  
All mains are connected.  
Achievable yield +7.5%

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.

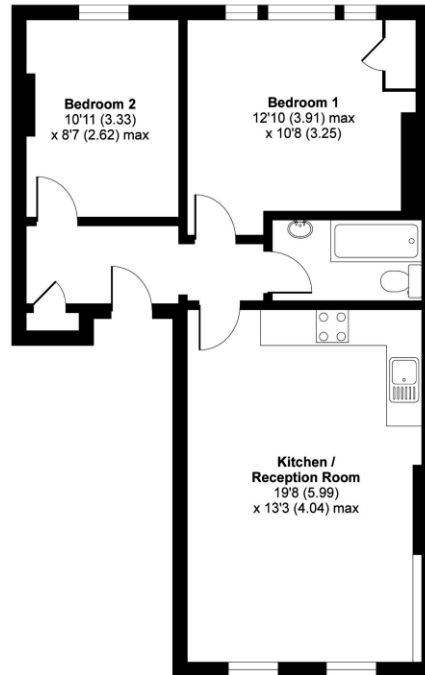
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Old Christchurch Road, Bournemouth, BH1

APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT 57.4 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## 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.





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