

Property Location Bournemouth



Total Area: 31.7 m² ... 341 ft²

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



Hinton Road, Bournemouth

Asking Price Of £115,000

MARTIN&CO

Holiday Lets Permitted

1 Bed Apartment

South Facing

Fully Furnished Key Ready

Superb Town Location

Private Parking (Ad-Hoc)

Lift system to the 3rd Floor

Lockable Bike Shed

Energy Efficient Building

Metres from Beach

No Forward Chain



Why you'll like it

Investing in real estate can be a highly rewarding venture, and this well-presented Bournemouth apartment offers an excellent opportunity with a strong yield of approximately 9.13%. Ideal for investors, it also performs well within the short-term rental market, appealing to couples and solo travellers seeking a stylish coastal stay.

This bright and modern apartment is in excellent condition and features one double bedroom and a contemporary shower room. The fitted kitchen comes with integrated appliances, providing a practical and efficient space for everyday living. The layout is well designed to maximise comfort, making it a great option for professionals or as a turnkey rental investment.

Situated within easy reach of Bournemouth's award-winning beaches and just a short walk from the town centre, gardens, and pier, the location adds significant appeal for both residents and guests. With nearby amenities, transport links, and leisure options, this property is perfectly positioned to generate consistent rental demand throughout the year.

Tenure: Leasehold
 Lease: 118 Years Remaining
 Ground Rent: £300 per annum
 Service Charge: £1,650 per annum
 Council Tax: Band A
 Holiday Lets – Permitted
 Pets – Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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.

