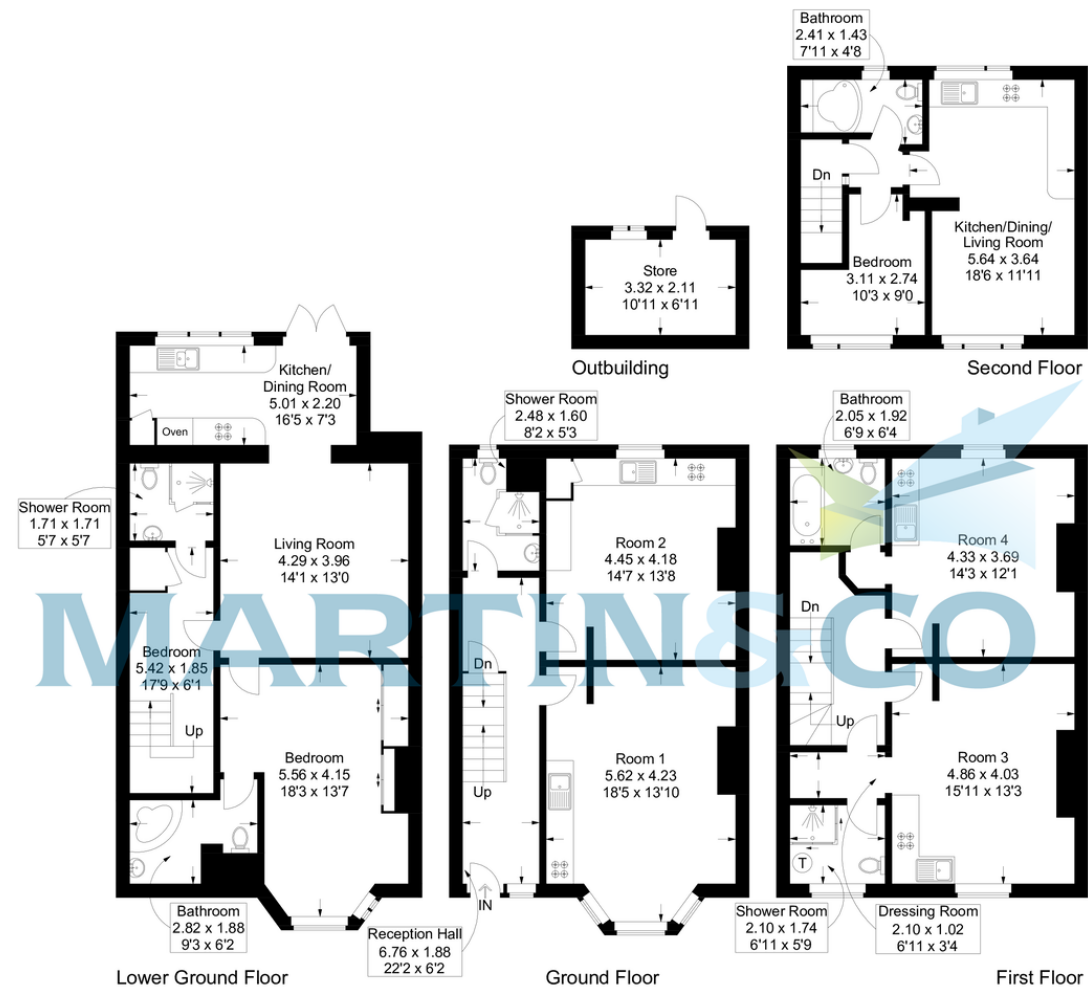


Property Location Bournemouth

Norwich Avenue, Bournemouth
 Approximate Gross Internal Area = 223.1 sq m / 2401 sq ft
 Outbuilding = 7.2 sq m / 77 sq ft
 Total = 230.3 sq m / 2478 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.



Norwich Avenue, Bournemouth

Offers In Excess Of £600,000

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01202559922

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- Freehold
- Block Of 6 Apartments
- 1 Garden Apartment
- 1 1 Bedroom Apartments
- 2 Self Contained Studios
- 2 Studios Shared Bathroom
- Parking Area
- Investment Property
- Potential For Improvements
- Quiet Residential Location
- Quiet Residential Location
- Managed Block



Why you'll like it

A fantastic opportunity to acquire this freehold Building that makes an ideal investment property. Located just a short walk from Bournemouth Town Centre and all of its attractions is this block of 6 apartments.

The building comprises of 2 x 1-bedroom apartments, and 4 studio apartments with a combined total square footage of over 2400 sq. ft.

Lower Ground Floor

A large 1-bedroom apartment with extended kitchen/diner, lounge, En-Suite the bedroom, separate second shower room, private garden, and external storage space. Entrance from the main building plus, rear access via the parking area.

Ground Floor

Studio 1 – very good size room with large bay window area, kitchen and shares a shower room on the ground floor with Studio 2.

Studio 2 – good size room, with kitchen and shares a shower room on the ground floor with Studio 1.

First Floor

Studio 3 – A newly refurbished fully self-contained studio flat with private shower room with W/C, hand wash basin, kitchen and good size lounge area.

Studio 4 - A newly refurbished fully self-contained studio flat with private bathroom with bathtub, W/C, hand wash basin, kitchen and good size lounge area.

Second Floor

1-bedroom Apartment

A good size 1-bedroom apartment up in the eves space with good size kitchen, lounge, and private shower room, with W/C and Hand wash Basin.

Bournemouth Town Centre with all its amenities and attractions is a very short walk away including its Award Winning Beaches. The closest Train station is Bournemouth station which is 1.8 kilometres away. There are several bus stops locally to help get you about town, whichever way you want to go and all the major supermarkets can be found all over Bournemouth. There are plenty of bars, retail outlets and shops to choose from.

Agent notes

Tenure -Freehold Block of apartments
 Rental income per month is £4500.00+
 Superfast broadband is available in this area
 All mains utilities are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

