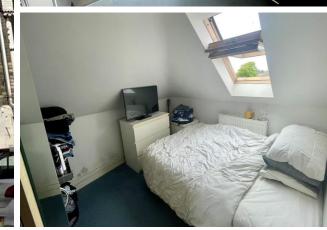


FOR SALE







The Crescent, Bournemouth Asking Price Of £165,000



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The Crescent, Bournemouth 2 Bedrooms, 1 Bathroom Asking Price Of £165,000

- First Time Buy Home or
- Buy To Let Investment Yield 6.5%
- Double Bedrooms
- Share of Freehold
- Spacious Kitchen/Living Room

A fantastic opportunity to purchase this substantial two double bedroom split level flat. Accommodation is accessed via a secure intercom system to the well maintained communal hallway.

The flat benefits from an entrance hallway with stairs to a spacious landing providing access to all other accommodation.

There is a well-proportioned open plan kitchen/living room, three piece family bathroom and storage.

Outside there is unrestricted on road parking.

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping Agent's Notes: facilities well-established varying from independent stores to the popular chains.

Having undergone extensive investment the area Ground Rent: NIL boasts award-winning blue flag beaches, pier, Maintenance: £300 per quarter promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Council Tax: B Bournemouth train stations which provides direct All mains connected. access to Southampton, Southampton Airport and London Waterloo.

Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Tenure: Share of Freehold Remaining Lease Term: 983 Years

Building Insurance: Included in Service Charge Current Rental Return: £900pcm Potential Rental Return: £1,000pcm

Parking: on the road.









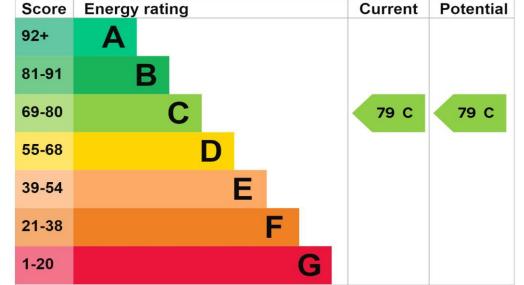
1. Money laundering regulations: intending 4. Services: please note we have not tested the purchasers will be asked to produce identification services or any of the equipment or appliances in documentation at a later stage and we would ask this property, accordingly we strongly advise for your co-operation in order that there will be no prospective buyers to commission their own survey delay in agreeing the sale. or service reports before finalising their offer to purchase.

2. General: while we endeavour to make our sales

particulars fair, accurate and reliable, they are only 5. These particulars are issued in good faith but do a general guide to the property and, accordingly, if not constitute representations of fact or form part there is any point which is of particular importance of any offer or contract. The matters referred to in to you, please contact the office and we will check these particulars should be independently verified the position for you, especially if you are by prospective buyers or tenants. Neither Martin contemplating travelling some distance to view the and Co Bournemouth limited nor any of its property.

3. Measurements: these approximate room sizes relation to this property. are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.







GROUND FLOOR 693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREE: 1603 sg.ft. (64.4 sg.m.) approx. White very attempt has been made to seate the accuracy of the dooptins consume here, masurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error. mession or mis-satement. This plan is following the provide the seate such any any prospective purchaixe. The lance use of the seatement of the seatement of the seatement is to the overall advection of the seatement of the seatement of the seatement is to the overall advection of the seatement is to the overall advection of the seatement of the seat

Martin& Co Bournemouth

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01202 559922

http://www.bournemouth.martinco.com



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 asmall margin of error. All Measurements: All Measurements: All Measurements. Bervices 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.



