AVAILABLE

Knole Road
Asking Price Of £140,000

MARTIN&CO

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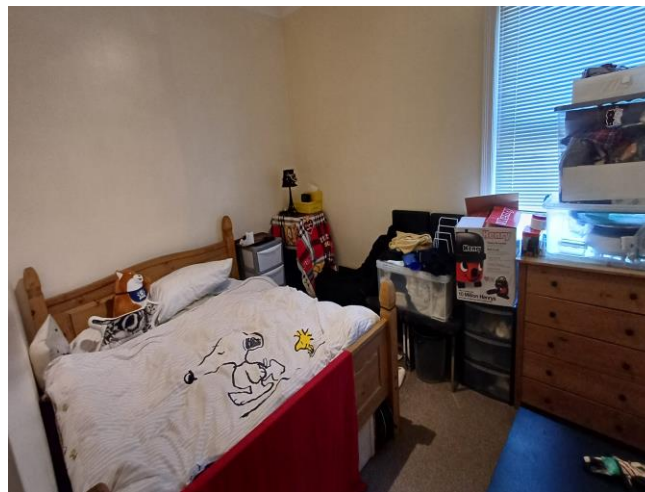- **One Double Bedroom**

- **Gas Central Heating**

- **Long Lease**

- **Off Road Parking**

- **Separate kitchen**

A bright and spacious one bedroom first floor flat in this character conversion situated close to local amenities and transport links. This property would benefit from some refurbishment and includes a long lease, off road parking and no forward chain.

AREA 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 facilities varying from well-established independent stores to the popular chains.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct 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.

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Tenure: Leasehold
Lease: 114 Years Remaining
Ground Rent: £292.82 per annum
Service Charge: £1,200 per annum
Council Tax: Band A
Holiday Lets - Not Permitted
Pets - Not Permitted
Yield of (7.71%)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

Lounge
3.63 x 3.10m
11'11" x 10'2"

Kitchen
2.50 x 1.80m
8'3" x 5'11"

Bathroom
2.50 x 1.40m
8'3" x 4'7"

Bedroom
3.60 x 2.74m
11'10" x 9'0"

Hallway
2.40 x 1.00m
7'10" x 3'3"

Total Area: 33.9 m² ... 365 ft²

All measurements are approximate and for display purposes only