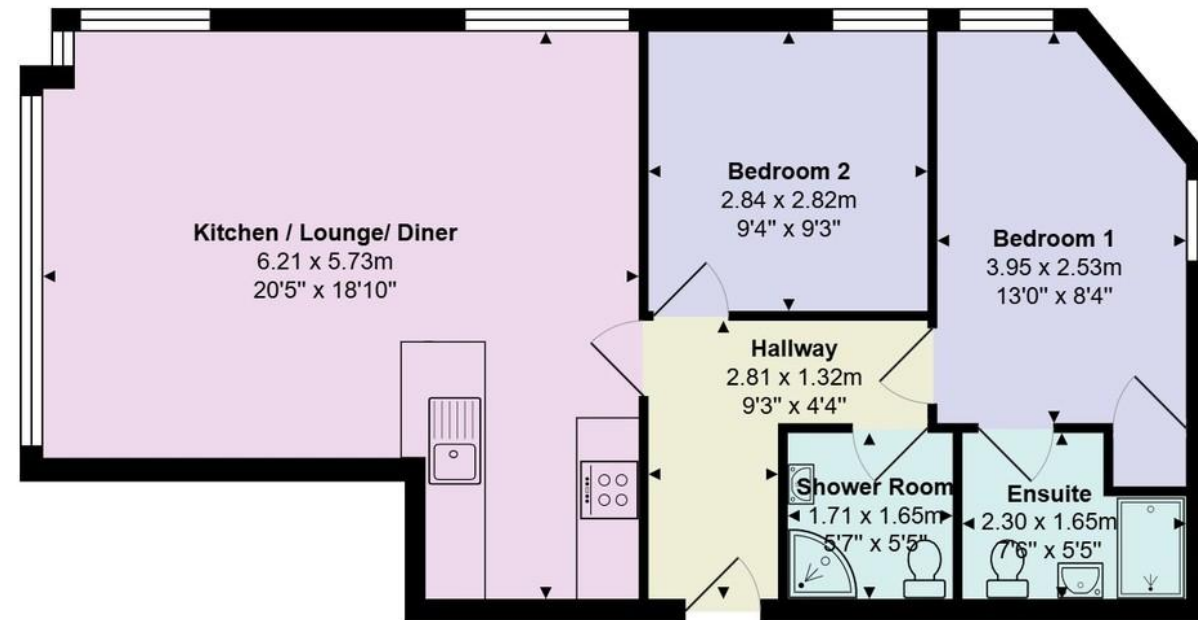




## Property Location Bournemouth



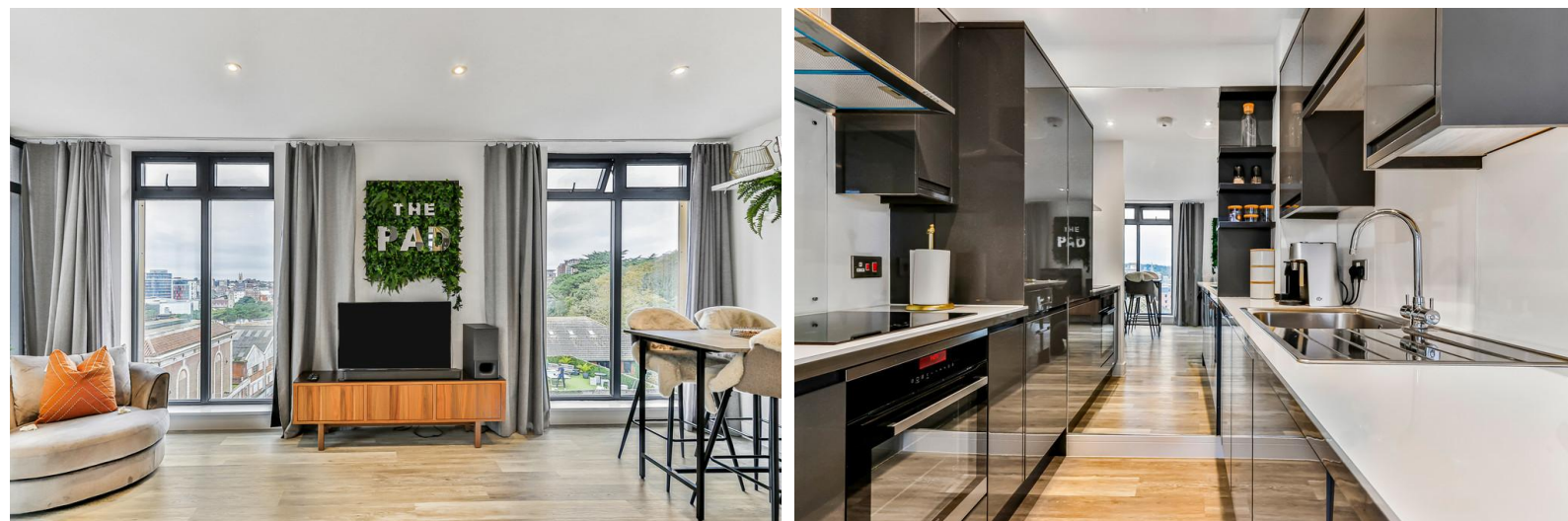
Total Area: 61.7 m<sup>2</sup>

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.



## Upper Hinton Road, Bournemouth

Asking Price Of £235,000

**Martin & Co Bournemouth**  
192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com>



- HOLIDAY LET PERMITTED
- PETS PERMITTED
- POTENTIAL RENT YIELD 7.2%
- 5\* HOLIDAY LET REVIEWS
- TWO BEDROOM APARTMENT
- DOUBLE BEDROOMS
- TWO BATHROOMS
- LIGHT AND SPACIOUS
- LARGE LIVING/DINING AREA
- BIKE STORAGE
- LIFT ACCESS
- AD-HOC PERMIT PARKING
- CLOSE TO GARDENS & PIER
- EXCELLENT CONDITION
- TOWN CENTRE LOCATION
- LONG LEASE
- NO FORWARD CHAIN



Investing in real estate can be a highly rewarding venture, and the top floor apartment in Bournemouth presents an exceptional opportunity that combines both financial potential and lifestyle appeal. With a promising yield of 7.2%. This property is not only an asset but also a chance to tap into the lucrative short-term rental market. Boasting 5-star reviews from satisfied guests, it is evident that this apartment meets high standards and delivers a memorable experience.

This light and spacious apartment is in excellent condition, making it an attractive option for both investors and potential homeowners. Featuring two double bedrooms and two bathrooms, the layout is ideal for families or groups looking to enjoy a seaside getaway. The modern fitted kitchen, complete with integrated white goods, enhances the functionality of the space, allowing for effortless meal preparation and entertaining. Additionally, the option to purchase furnishings provides a seamless transition for buyers, reducing the stress often associated with moving into a new home.

Location is a critical factor in real estate investment, and this apartment does not disappoint. Situated just a stone's throw away from award-winning beaches, residents can enjoy sun-soaked days by the sea. Moreover, the apartment is a mere 10-minute stroll from Bournemouth Gardens and Pier, offering easy access to picturesque landscapes and recreational activities. This proximity to local attractions not only enhances the living experience but also contributes to the property's appeal as a holiday let, drawing in tourists seeking convenience and leisure.

The inclusion of a parking permit adds significant value to the property, ensuring that residents and guests have a designated space, a feature that can be hard to come by in bustling beach towns. Furthermore, the surrounding area is rich in amenities, including shops, restaurants, and entertainment options. The proximity to blue flag beaches and the vibrant Bournemouth town enhances the potential for year-round rental income, catering to both summer vacationers and winter retreats.

Tenure: Leasehold  
 Lease: 197 Years Remaining  
 Ground Rent: £300 per annum  
 Service Charge: £2,311 per annum  
 Council Tax: Band B  
 Holiday Lets – Permitted  
 Pets – Permitted

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

