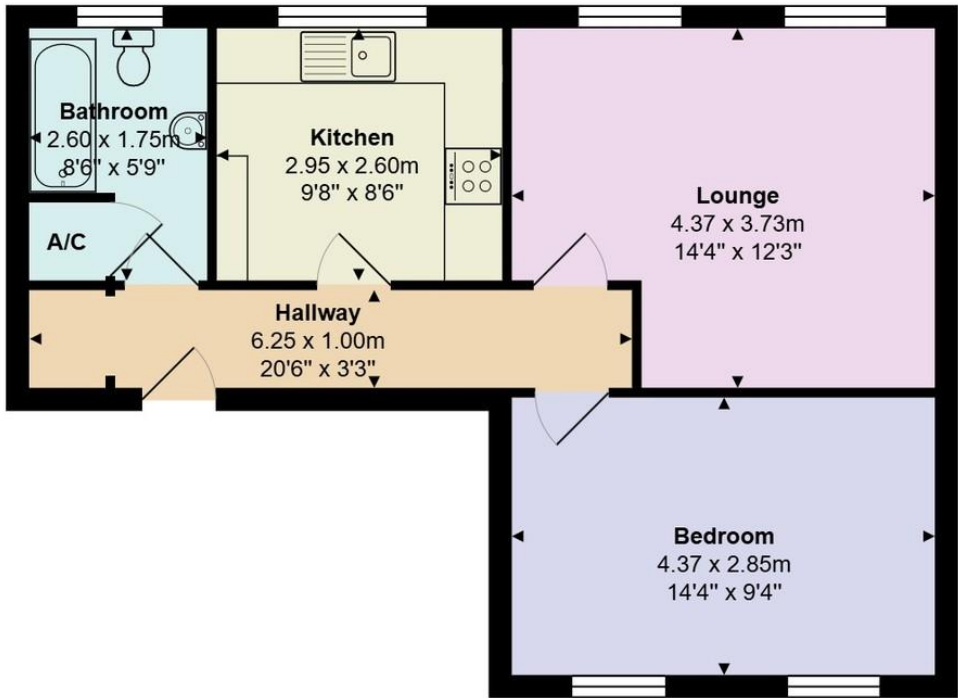


Property Location
Boscombe



Total Area: 47.8 m² ... 515 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.



Tower Road, Bournemouth

Asking Price Of £140,000

One Double Bedroom

Well Presented Throughout

Secluded Parking Area

Separate Kitchen

Popular Kings Park Location

Three Piece Bathroom

Secure Intercom Entry System

Superb First Time Buy

Buy To Let Investment

155 Year Lease

Communal Garden



Why you'll like it

Spacious One Double Bedroom First Floor Apartment With Parking The property is situated in the popular Kings Park location and offers communal gardens, drying area and lots of space for parking/visitors to the rear. There is a secure intercom entry system to the communal hallway. Accommodation is set over the first floor with an entrance hallway, storage, lounge/dining room, double bedroom, separate kitchen, three piece bathroom, double glazing, electric heating and has a bright light and airy feeling throughout. Suitable as either a Buy-to-Let investment or First Time Buy

Kings Park is an extremely popular suburb of Bournemouth, which is located to the south east, neighbouring both Bournemouth Town Centre and Southbourne. Locally, there are a number of great shopping facilities, varying from well-established independent stores to popular chains 5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Seafront restaurants, a surf school and popular bars/bistros selling local produce. There is a mainline train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport, and London Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to many European destinations.



Tenure: Leasehold
Lease: 155 Years Remaining
Ground Rent: NIL
Service Charge: £185.30 per month, including Sinking Fund
Building Insurance: Included in Service Charge
Management Company: Sovereign
Potential Rental Return: £825pcm
Pets: Permitted: Via Lease
Holiday Lets: Not Permitted
Council Tax: Band A
Section 20: We are not been made aware of any upcoming works required

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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.

