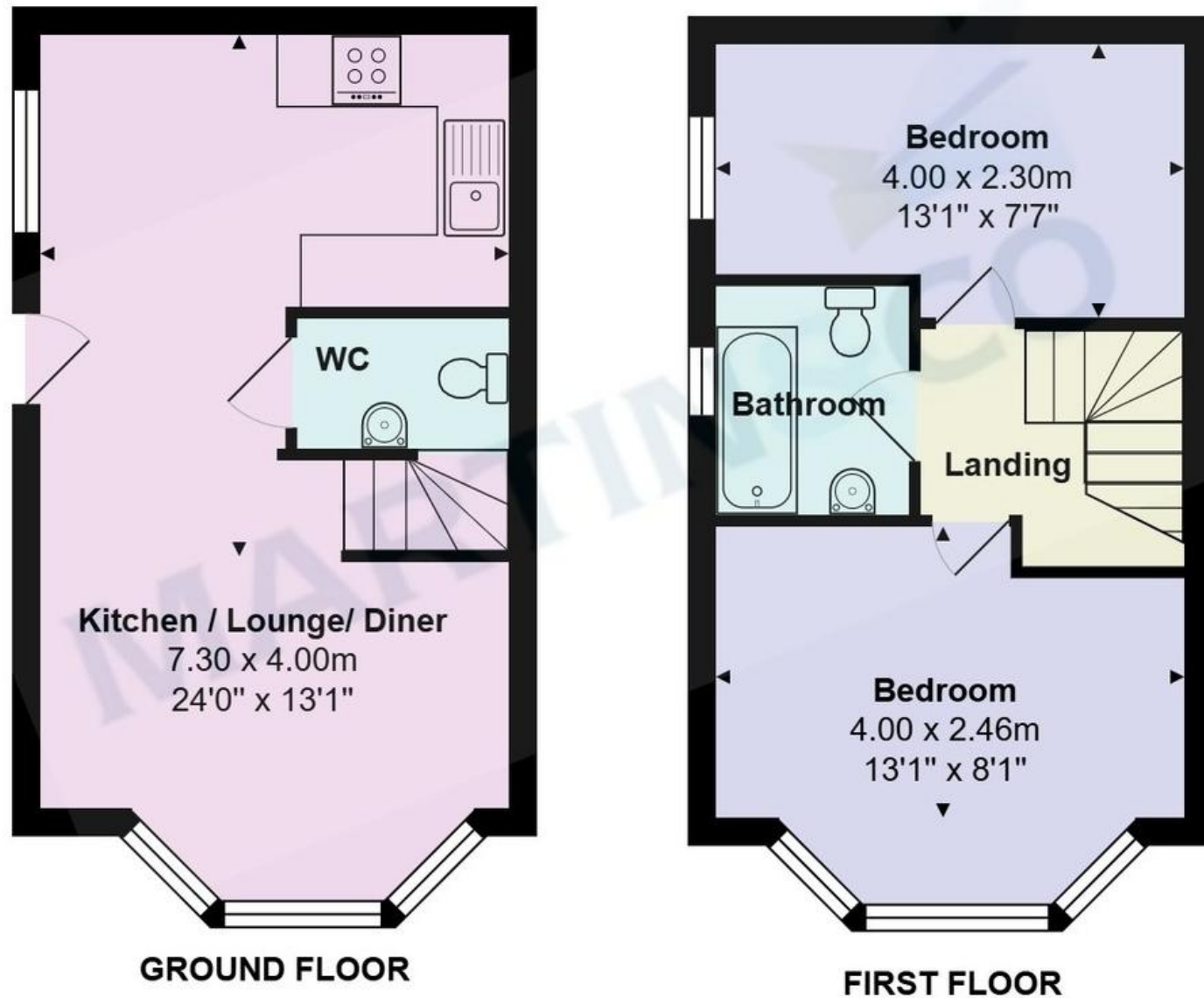


Property Location Bournemouth



Total Area: 55.6 m² ... 599 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.

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

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



Methuen Road, Bournemouth

Asking Price Of £219,950

MARTIN&CO

- Modern Throughout
- Two Double Bedrooms
- Two Bathrooms
- School Catchment Area
- Block Built In 2007
- Well Maintained
- Allocated Parking
- No Forward Chain
- Council Tax Band B
- Low Service Charge
- Close To Transport Links



Why you'll like it

This well-presented modern two-bedroom duplex apartment, built in 2007, is set within a well-maintained block and offers spacious, contemporary living arranged over two floors.

Upon entering the property, you are welcomed into a bright open-plan kitchen, dining and living area, providing an ideal space for both everyday living and entertaining. The kitchen offers ample storage and worktop space and flows seamlessly into the living area. A convenient downstairs WC completes the ground floor.

Upstairs, the property comprises two generous double bedrooms, both well-proportioned and benefiting from good natural light. A modern main bathroom serves the upper floor and is finished to a clean, practical standard.

Additional benefits include allocated parking, a low service charge, and a block that is well maintained throughout. The property is ideally located close to local schools, amenities, and Bournemouth Train Station, offering excellent transport links and convenience for commuters.

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

An ideal home for first-time buyers, professionals, sharers, or investors, combining modern living with a well-connected location.

Buy-to-let Investor Information

This property is an attractive buy-to-let investment in Bournemouth, a high-demand rental market with strong tenant interest from professionals, families and students. Bournemouth offers excellent transport connections alongside thriving business and education sectors, producing consistent occupancy and competitive rental returns for landlords. Martin & Co have extensive experience supporting landlords in the Bournemouth market and can advise on expected rental income, yield forecasts and long-term investment performance for those seeking a reliable property in a proven rental market. Contact our team to discuss your next investment.

Potential Rental Figure: £
Potential Gross Yield: %

Agent Notes
Tenure: Leasehold
Remaining Lease: 107 Years
Ground Rent: £0
Service Charge: £630
Parking: Allocated Space
Tax Band: B
EPC: C

