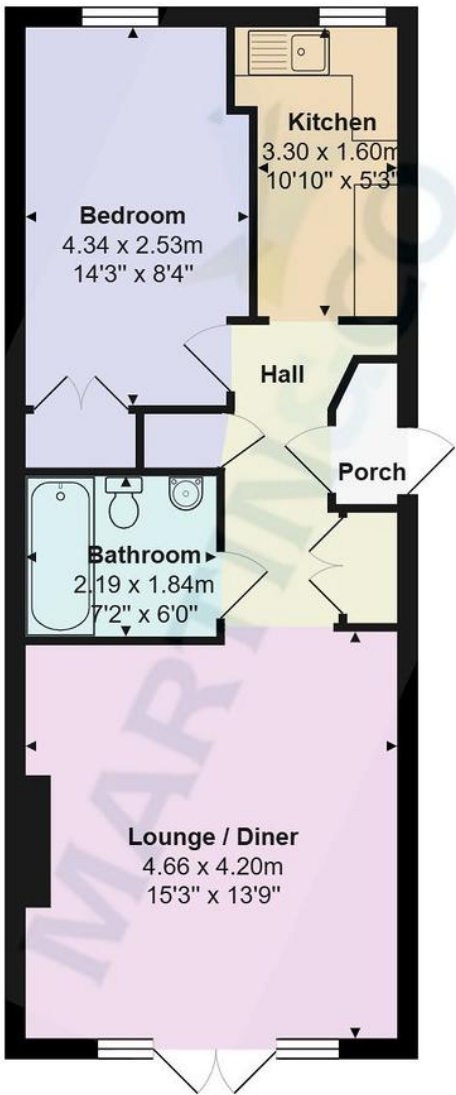


Property Location Boscombe Spa



Total Area: 49.4 m² ... 531 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.



Boscombe Spa Road, Bournemouth

Offers In Region Of £175,000

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

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



Share Of Freehold

Allocated Parking

South Facing Garden

Garden With Sea Views

Convenient Location

Ground Floor Flat

Gas Central Heating

Double Glazing

Easy Maintenance

Ideal First Time Buy

No Forward Chain



Why you'll like it

A superb opportunity to acquire a one-bedroom ground-floor coastal apartment in a highly sought-after location, just moments from Boscombe's award-winning beaches and vibrant seafront. The property benefits from share of freehold, offering greater security and long-term value, and is ideal for owner-occupiers, second-home buyers or investors alike.

The flat offers well-proportioned accommodation comprising a bright and comfortable living room, a double bedroom, a fitted kitchen, and a modern bathroom. The layout makes excellent use of space and is well suited to both permanent living and holiday use. A particular highlight is the private south facing garden, providing a rare outdoor retreat with sea views - perfect for relaxing or entertaining. The property also benefits from allocated off-road parking, an invaluable feature in this popular seaside 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Potential Rental Figure: £900 PCM
Potential Gross Yield: 6.17%

Agent's Notes:

Tenure: Share Of Freehold
Lease: 987 Years Remaining
Ground Rent: Nil
Service Charge: £1,400 Per Annum
Council Tax: Band: A
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.

