

## Property Location Bournemouth



Total Area: 69.6 m<sup>2</sup> (excluding balcony)

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.

## St Peters Road, Bournemouth

Asking Price Of £250,000

**Martin & Co Bournemouth**

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**MARTIN&CO**

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Share Of Freehold

Sought After Location

Third Floor Apartment

En-Suite

Allocated Parking

Visitors Parking

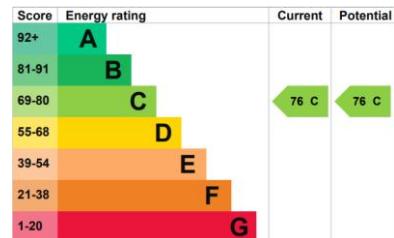
Separate Kitchen

No Forward Chain

Secure Gated Development

Lift To All Floors

Great Beaches Close By



## Why you'll like it

Melford Court is a beautifully maintained secure gated development in the heart of Bournemouth. Outside there are well established grounds with allocated parking to the property and plenty of visitors parking.

Access to the building is via a secure telephone intercom system to the communal areas. A lift provides access to all floors. The accommodation is spacious throughout and comprises a welcoming entrance hallway, separate kitchen comprising a range of wall and base units with roll edge worktop over, integrated gas hob with oven under and extractor over, space and plumbing for a washing machine and dishwasher, lounge/dining room with access to the balcony, three piece family bathroom comprising bath with shower attachment, vanity wash hand basin and low flush WC, two double bedrooms with the master bedroom benefitting from an en-suite shower room.

The grounds are extremely well maintained. Steps lead to the communal front doors at the front of the building and there is lift access from within the covered parking area.



## 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: £1300

PCM

Potential Gross Yield: 6.2%

### Agent Notes:

Lease Term: 999 years from 1 April 1999

Annual ground rent amount: Peppercorn

Annual service charge amount: £2,273.46

Council tax band: E

Pets: Not Permitted

Holiday Lets: Not Permitted

Main services are connected

One allocated underground parking space

Visitor permit parking within the development

