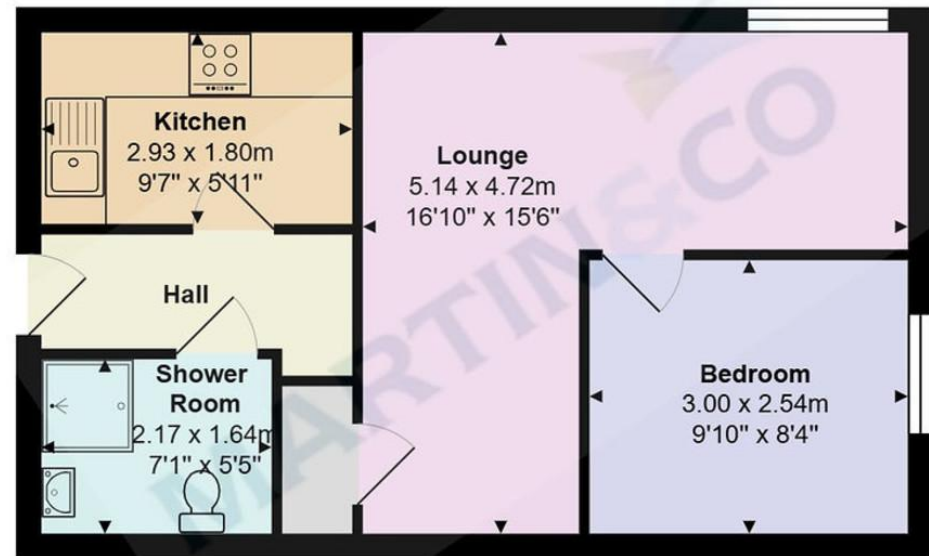


## Property Location Boscombe



Total Area: 38.6 m<sup>2</sup> ... 415 ft<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.

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

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



## Owls Road, Bournemouth

Asking Price Of £135,000

**MARTIN&CO**

One Double Bedroom

First Floor Flat

Separate Kitchen

Shower Room

Central Heating

Double Glazing

Well Presented

Near By Beaches

No Allocated Parking

Council Tax Band B



### Why you'll like it

Full Description A well-presented one double bedroom first floor flat, perfectly positioned close to local amenities and beautiful beaches. Offering a modern and comfortable lifestyle, the property features an inviting accommodation ideal for relaxing or entertaining. There is a separate fitted kitchen, lounge/dining room and a contemporary shower room. Sleeping accommodation is via one double bedroom.

Additional features include Tax Band B, EPC C and the requirement that pet requests be submitted to the management company for approval. There are also well-maintained communal grounds. Secure intercom telephone system. Lift and stair access to all floors.

#### 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: £800PCM  
Potential Gross Yield: 7.1%+

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:  
Tenure: Leasehold  
Lease: 109 Years Remaining  
Ground Rent: £323.52  
Service Charge: £2,453.88  
Council Tax: Band: B  
Holiday Lets - Not Permitted  
Pets - With Permissions Granted

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.

