Property Location
Bournemouth



Total Area: 83.5 m² ... 899 ft²

All measurements are approximate and for display purposes only







The Property Ombudsman

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, seller(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

St Augustins Road, Bournemouth

Asking Price Of £240,000

MARTIN&CO

Two Double Bedrooms

Modern Throughout

Two Bathrooms

Allocated Parking

Communal Garden

Close to Town Centre

Close To The Beach

Convenient Location

Tax Band – C

No Forward Chain



Why you'll like it

Stunning Two-Bed, Two-Bath First Floor Apartment in Prime Bournemouth Location

A fantastic opportunity to acquire this stunning two-bedroom, two-bathroom first-floor apartment on the highly sought-after St. Augustins Road, close to Meyrick Park and within easy walking distance of Bournemouth Town Centre, local amenities, and award-winning beaches. Excellent transport links include multiple bus stops with routes to Poole and Bournemouth, Bournemouth Train Station just 0.6 miles away with services to London Waterloo, and easy access to the A338, making this property ideal for commuters.

Upon entering, you are welcomed into a generous central hallway with access to all principal rooms and a useful storage cupboard. The lounge is bright and spacious, featuring large bay windows that flood the room with natural light. The separate kitchen/diner is fitted with modern appliances including an oven and hob, washing machine, dishwasher, and tall fridge/freezer, with ample space for a dining table - perfect for entertaining.

The master bedroom is a generous double with dual aspect windows, built-in wardrobes, and a modern en-suite shower room. The second bedroom is also a comfortable double, served by the main bathroom with bath, WC, and wash basin, providing a stylish and practical space.

Additional benefits include one allocated parking space, well-maintained communal gardens, and an individual storage shed.

This apartment represents an ideal opportunity for first time buyers, buy-to-let investors, or anyone seeking a stylish seaside home, combining contemporary living with a central location.

Offered with no forward chain and presented in excellent condition throughout, early viewing is highly recommended to fully appreciate this property.







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: £1,250 PCM
Potential Gross Yield: 6.25%

Agent's Notes:
Tenure: Leasehold
Remaining Lease: 977 Years Remaining
Service charge: £2,040 Per Annum
Ground Rent: Nil
Holiday Lets: tbc
Pets: tbc
Parking: Allocated
All mains are connected.

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.





