

Property Location Boscombe, Bournemouth

Boscombe is a distinctive coastal neighbourhood immediately east of Bournemouth town centre, known for its Victorian architecture, sandy beach, pier, independent shops, cafés and increasingly active arts and leisure scene. It combines traditional seaside character with a more relaxed and eclectic atmosphere than central Bournemouth. Boscombe Pier dates from 1889 and remains an important landmark. The surrounding seafront has undergone considerable regeneration, helping establish Boscombe as a destination for surfing, leisure and coastal activities.



Total Area: 40.7 m²

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.



Ashley Road, Bournemouth

Asking Price Of £160,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>





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Key features:

- Chain Free
- First Floor
- One Bedroom Flat
- Gas Central Heating
- Double Glazed
- Family Bathroom
- Close to Kings Park
- Close to Amenities
- Great For Investors
- First Time Buyers
- Long Lease
- Rental Yield 7.13%
- Allocated Parking



Why you'll like it

****CHAIN FREE**** A well-presented and spacious one-bedroom apartment situated in a convenient and popular residential location close to Boscombe Town Centre, award-winning beaches and excellent transport links. This attractive property offers an ideal opportunity for first-time buyers, investors or those seeking a coastal home, and is offered to the market chain free.

The apartment is positioned within a well-maintained development and benefits from a long lease, providing peace of mind for both owner occupiers and buy-to-let investors alike. Internally, the property is in great condition throughout and offers bright, well-proportioned accommodation with a welcoming feel from the moment you enter.

The accommodation comprises a generous lounge/dining room with ample space for both relaxing and entertaining, a modern fitted kitchen with a range of storage and worktop space, a good-sized double bedroom and a contemporary bathroom suite. The flat further benefits from double glazing, gas central heating and neutral décor throughout, allowing any purchaser to move straight in with minimal work required.

Ashley Road is ideally positioned within easy reach of local shops, cafes, restaurants and supermarkets, while Bournemouth Town Centre and the seafront are only a short distance away. Boscombe's sandy beaches and promenade are easily accessible, making this an excellent lifestyle purchase as well as a strong investment opportunity.

With strong rental demand in the area, low maintenance living and a long lease in place, this property represents an excellent investment purchase or ideal first home. Early viewing is highly recommended to appreciate the accommodation and location on offer.

****PLEASE NOTE PHOTOS HAVE BEEN ENHANCED WITH AI****

Agent's Notes:

Tenure: Leasehold

Lease: 112 Years Remaining

Annual Service Charge: £1,337

Annual Ground Rent: £200

Council Tax: B | EPC: B

Allocated Parking with Permit

Tenant in Situ

Potential Rental Yield: 7.13%

Pets & Holiday Lets: Not Permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

