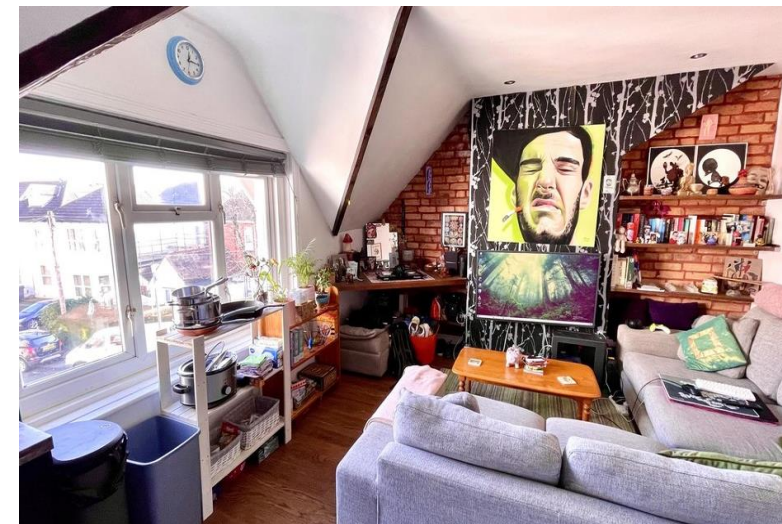
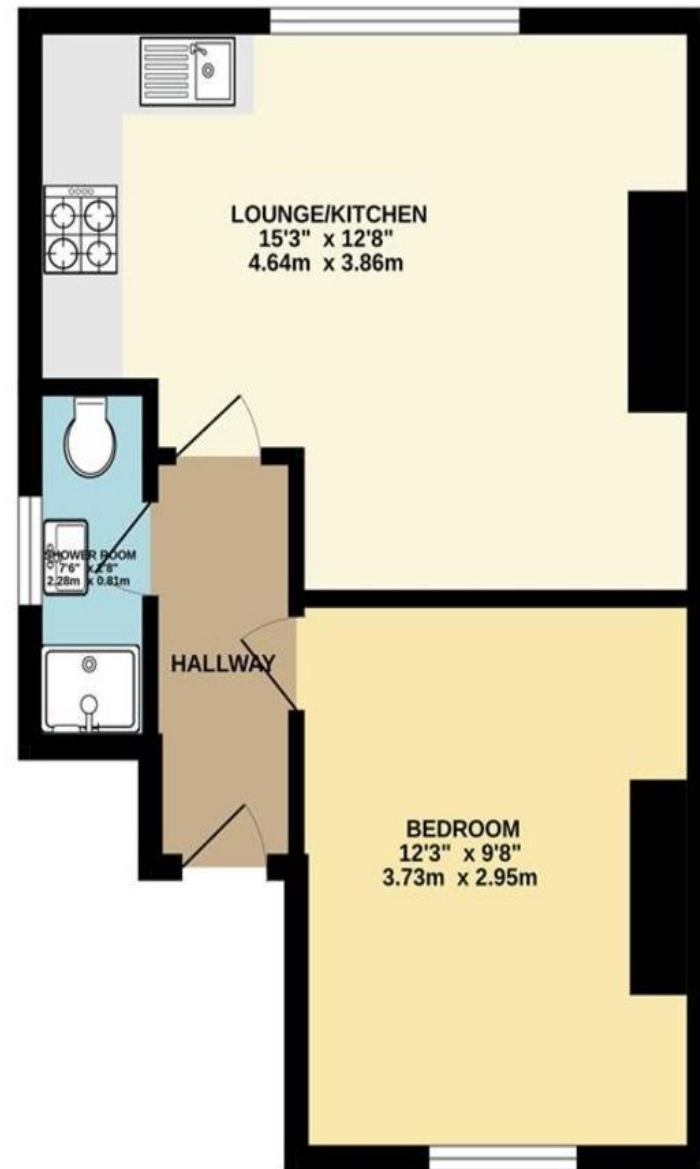


## Property Location - Boscombe

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



**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.

## Windsor Road, Bournemouth

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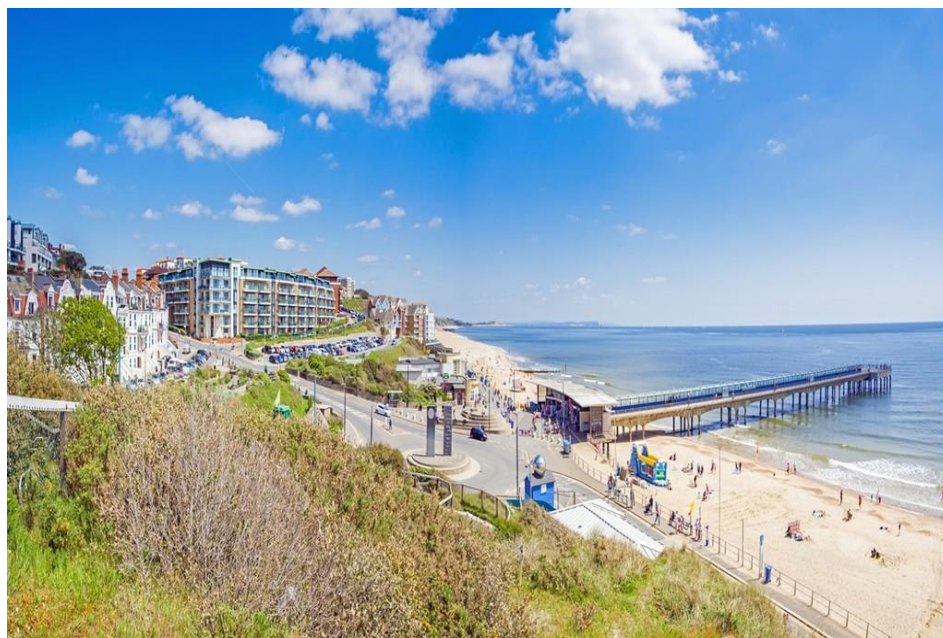
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SHARE OF FREEHOLD  
TOP FLOOR FLAT  
ONE DOUBLE BEDROOM  
AIRBNB ALLOWED  
PETS ALLOWED  
INVESTMENT DEAL  
POTENTIAL YIELD 9.8%  
OPEN PLAN LOUNGE  
MODERN SHOWER  
LARGE ENTRANCE HALL  
LOFT STORAGE  
10 MINUTES TO BEACH  
GREAT LOCATION  
SECURITY ENTRY  
PARKING AVAILABLE



## Why you'll like it

Investors opportunity: a top floor one-bedroom eaves apartment located in the vibrant coastal town of Bournemouth. This modern property not only offers a stylish living space but also boasts features that cater to both long-term residents and short-term holidaymakers alike.

Situated just a short 10-minute walk from the renowned Boscombe beach and pier, this apartment places residents in the heart of one of Bournemouth's most desirable areas.

The proximity to the beach is a significant draw for both tenants and tourists, making it a prime location for rental opportunities. In addition to its coastal charm, the property benefits from easy access to local shops, restaurants, and transport links, ensuring that convenience is a hallmark of living here. The bustling high street, brimming with amenities, is just a short stroll away, allowing residents to enjoy everything this vibrant town has to offer.

The open-plan living area of the apartment is designed with modern living in mind. Featuring a contemporary fitted kitchen, this space is ideal for both entertaining and everyday life. The sleek shower room complements the apartment's modern aesthetic, ensuring that every aspect of the home is both stylish and functional. With loft storage available, residents can enjoy ample space to store belongings without compromising on living area.

For investors, this apartment presents a unique opportunity to achieve a high yield, with an impressive potential return of 9.8%. The property comes with a share of freehold and a long lease of 165 years remaining, which is a significant advantage in the current market. Low service charges further enhance the investment appeal, allowing for greater profit margins.

One of the standout features of this apartment is its versatility. It permits both pets and holiday lets, expanding the potential tenant base and making it attractive to various market segments.

This flexibility can significantly enhance rental income, particularly in a coastal town like Bournemouth, which attracts a steady influx of tourists year-round.

Tenure: Share of freehold  
Term: 189 years from 24 June 2000  
Remaining: 165 years  
Annual ground rent: nil  
Annual service charge: £480  
Sinking Fund per annum: £500  
Holiday lets: Permitted  
Pets: Allowed  
All mains 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.



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

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