



**Suffolk Road Bournemouth BH2 5SX**

**£139,950 Leasehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
Bournemouth, BH9 2AD

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Adams Property Agents are delighted to offer for sale this ground floor flat, located in Bournemouth town centre.

The property boasts one bedroom, modern fitted shower room, a well-proportioned living area with direct access to communal gardens, complemented by a modern kitchen, ideal for entertaining or relaxing, and very good condition throughout. The property further benefits from double glazing throughout and electric heating. One allocated parking space is right outside.

Just a short walk from Bournemouth Gardens, this property offers a tranquil escape, while being moments away from the town centre's vibrant shops, restaurants, and entertainment venues. The nearby sandy beaches are perfect for relaxing weekends by the sea. Communications are good with Bournemouth enjoying a mainline railway station with services to Southampton and London. In the other direction within a mile, Westbourne village can be found with further superb restaurants and boutiques.

Ideal for single professionals, couples, or investors looking to add to their portfolio, this property is sure to impress. Don't miss out on this fantastic opportunity - book your viewing today.

This property is currently let at £850pcm, tenancy ending end of April, so would be a great investment opportunity for investor buyers.

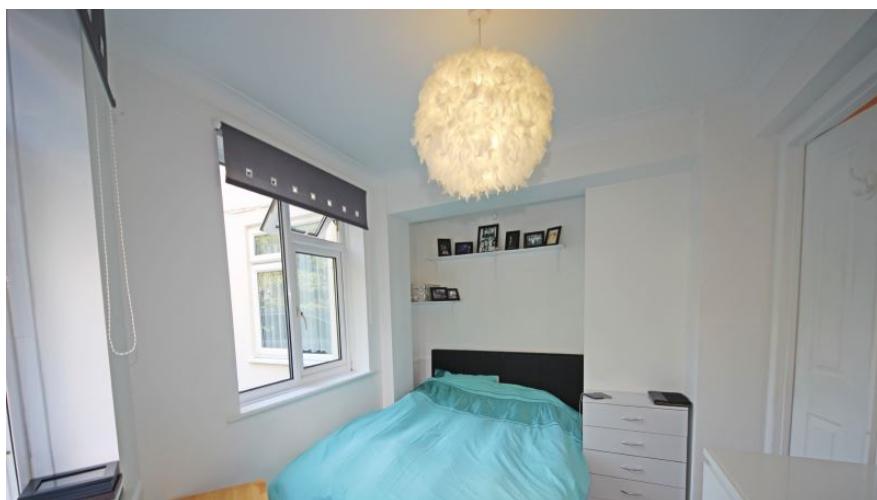
Tenure: Leasehold (152 Years)

Ground Rent: Peppercorn

We have been advised that Service Charge is c. £1,400 per annum

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	55	68
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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