

# MIRKT

PROPERTY EXPERTS

## Flat 4 Tudor Court 16 Beechey

**Private Treaty £220,000**

**FOR SALE**



### Property Features:

- Share of Freehold
- Parking
- Close to local amenities
- No forward chain
- First Floor
- 999 year lease
- investment opportunity

## Summary

Investment opportunity on Beechey Road, Upper Charminster. Prime location near Bournemouth Train Station and town center. 2-bedroom property with secure rental income. Ideal for investors seeking stability and long-term value.

## Description

Welcome to this exceptional investment opportunity featuring a meticulously maintained two bedroom property located on Beechey Road in Upper Charminster. Beechey Road stands out as one of the charming tree-lined streets in the vicinity. Its prime location places it within close proximity to both Bournemouth Train Station and Bournemouth town center, so great for work and commuting.

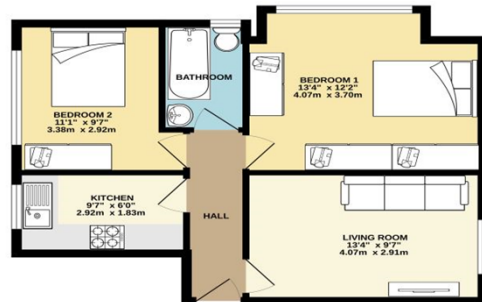
Currently leased to tenants on a recently renewed 12-month contract at £1000pcm, this residence offers a secure source of rental income. Featuring a share of freehold and a 999-year lease, this property ensures long-term stability and reliability for your investment portfolio.

Stepping inside the apartment on the first floor you find a spacious interior boasting two double bedrooms, providing comfortable accommodation for tenants. The inviting living room offers an ideal space for relaxation and socialising, while the separate galley kitchen adds practicality and ease of use,

## Room Dimensions

## Floor Plan

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
69	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Additional Information

- Council Tax Band: B
- Lease Length: 999
- Service Charge: 1200.00
- Ground Rent: 100.00