



**Sable Court  
Argyll Road  
Bournemouth  
Dorset  
BH5 1EB**

**Offers in Excess of £189,000**

**bettermove**

# Argyll Road Bournemouth

Bettermove are proud to present this 2 bedroom flat in Bournemouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 81 years remaining on the lease; the ground rent is TBC and the service charge is TBC.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, two double bedrooms and the family bathroom on the first floor of the building.

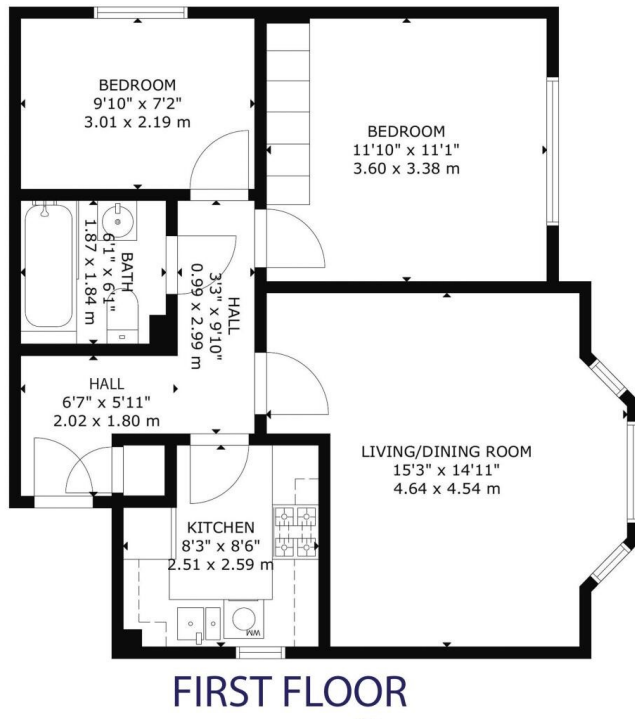
Located in the popular town of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bournemouth Train Station, the A35 and many local bus routes.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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