

Fahren
ESTATE AGENTS



Flat 12 The Sleepers, Northcote Road, Bournemouth, BH1 4SG
Guide Price £159,950 Leasehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL
Tel: 01202 551022 | Email: castlelane@fahren.co.uk | Web: www.fahren.co.uk

Central Bournemouth * NO CHAIN *

Guide Price £159,950

2 BEDROOM APARTMENT | GATED AND SECURE DEVELOPMENT | MODERN KITCHEN WITH BREAKFAST BAR | OPEN PLAN LOUNGE KITCHEN | 2 DOUBLE BEDROOMS | MODERN BATHROOM WITH TILED WALLS | ALLOCATED PARKING | GREAT LOCATION | NO CHAIN! | IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY



1



Apartment



2



484 sqft (45 sqm)



1



Leasehold





Central Bournemouth * NO CHAIN *

Guide Price £159,950

Your Move Fahren Bournemouth are delighted to market this bright and notably spacious first-floor apartment, perfectly nestled within 'The Sleepers'—a highly regarded, modern purpose-built development.

Offered with vacant possession and no forward chain, this property eliminates the stress of complicated property chains. Whether you are a first-time buyer wanting a seamless, swift move or an investor looking to instantly capitalise on Bournemouth's booming rental market, this turn-key apartment is an absolute must-see.

Step Inside

The apartment's first-floor position rewards you with elevated views, great natural light, and a wonderfully quiet atmosphere.

Hallway: A central entrance hall featuring handy built-in storage solutions to keep coats and daily clutter tucked away.

Spacious Lounge / Diner: The reception space offers great space for sofa arrangement and dining setup.

Separate Kitchen: Open plan with ample countertop workspace, and room for all essential appliances.

Two DoubleBedrooms perfect for sharers, guests, or a premium home office setup.

Modern Bathroom: A clean, contemporary white suite equipped with a full bath and shower facilities.

Key Features & Outdoor Benefits

Allocated Off-Road Parking: A massive premium for town center living, ensuring your car is always secure and close at hand.

Modern Comforts: Fully double-glazed windows and efficient heating keep the property warm and cost-effective run-to-run.

The Investor's Edge: Thanks to the independent layout, two true double bedrooms, and unbeatable proximity to the university links, this property yields an exceptional rental return with a history of minimal void periods.

Urban Location Flat 12 puts the best of Bournemouth right on your doorstep:

Commuting Excellence: Situated close to Bournemouth Mainline Train Station, giving you direct, fast access straight into London Waterloo.

Town & Coast: Walk or hop on a bus to Bournemouth's bustling town center high street, lively restaurants, and award-winning blue-flag sandy beaches.

Major supermarkets (Asda and Aldi), local gyms, and cafes are all reachable within a few minutes' stroll.

Service Charge: £1,380 (01/01/25 - 31/12/25)

Ground Rent: £200 per annum (next review 5 years to £400.

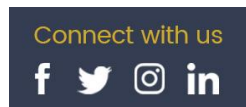
Doubling every 25 years)

Lease Length: 105 years (125 years from 6th May 2005)

EPC: C

Council tax: B

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	78
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Fahren

If you would like to book a viewing or find out how much your property is worth please contact us

Tel: 01202 551022

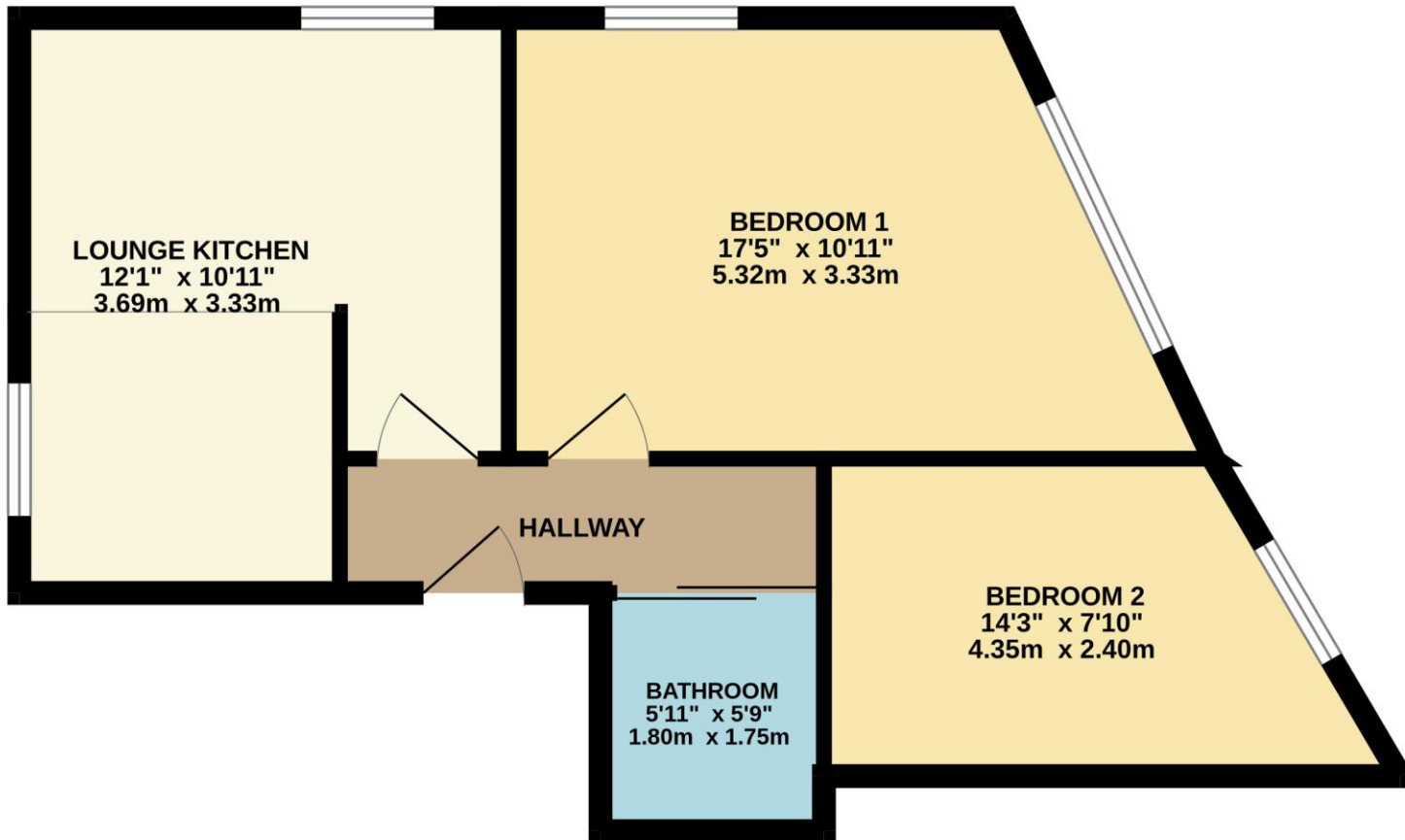
Email: inf@fahren.co.uk

Web: www.fahren.co.uk





GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025