

Rare Opportunity to Acquire Home & Income Letting Property with Family Accommodation in 0.4 Acre Grounds



**BOURNEMOUTH
DORSET**

goadsby

LOCATION

Meyrick Park approx. 450 yards. Bournemouth Square approx. ½ mile. Travel Interchange approx. 1 mile. Wallisdown University Campus approx. 1½ miles.

FEATURES

Mature corner plot extending in excess of 0.4 acre. Character home and income opportunity. Conveniently located for town centre and seafront. Arranged over 2 floors only. Extensive double glazing. Retiled roof. Gas fired central heating to ground floor. Full fire precautions. Separate electric meters. Burglar alarm. Potential to sub divide owners apartment.

SUMMARY OF ACCOMMODATION

Independent front door into:

Owners Flat

ENTRANCE HALL (Approx. 16' 6" x 9' 7").

With original herringbone parquet flooring, polished wood fire surround and cast iron gate.

BRIGHT KITCHEN/BREAKFAST ROOM (Approx. 20' x 19'). With pine wood flooring, range of fitted wall and base units with work surfaces over, island preparation unit, built in oven, gas hob, extractor hood, integrated dishwasher, inset sink unit. Casement doors onto garden.

LIVING ROOM (Approx. 20' x 19').

With splayed bay window, overlooking garden, part parquet flooring, feature cornice, fireplace with multi fuel stove.

MASTER BEDROOM (Approx. 18' x 13' 6").

DOUBLE with mirror fronted fitted wardrobes.

"JACK & JILL" SHOWER ROOM

Adjoining Master Bedroom and Bedroom 2 with shower cubicle, concealed cistern WC, heated towel rail, vanity unit.

BEDROOM 2 (Approx. 14' x 9' 3").

DOUBLE with bay window overlooking garden.

BEDROOM 3 (Approx. 10' x 9').

SINGLE/SMALL DOUBLE with large fitted wardrobe.

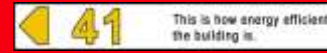
BATHROOM

With panelled bath with shower attachment over, low

flush WC, pedestal wash hand basin, half tiled walls.

STUDY/UTILITY ROOM (Approx. 19' 8" x 7').

Walk in cupboard, stainless steel sink and plumbing for washing machine. Door to enclosed courtyard. **NB** The Study could be reconfigured to provide a fourth bedroom.



Approached independently from the **Covered Entrance Porch** into:

Lobby

With fire alarm control panel. Staircase leading to:

FIRST FLOOR

Spacious Landing

With tenants/guest seating area.

Apartment 2 Currently let @ £530 p.c.m.

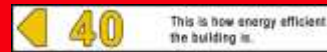
LIVING ROOM (Approx. 18' x 13' 6").

KITCHENETTE

BEDROOM (Approx. 14' x 9').

DOUBLE with en-suite shower room.

SHOWER ROOM



Apartment 3 Currently let @ £430 p.c.m.

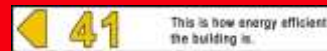
LOUNGE/BEDROOM (Approx. 20' x 15').

With splayed bay window and recessed sleeping area.

KITCHEN

PRIVATE BATHROOM

(Across the landing).



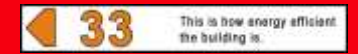
Apartment 4 Currently let @ £435 p.c.m.

LOUNGE/BEDROOM (Approx. 20' x 15').

With splayed bay window and recessed sleeping area.

KITCHEN

SHOWER ROOM

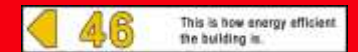


Apartment 5 Currently let @ £400 p.c.m.

LOUNGE/BEDROOM (Approx. 19' x 7').

KITCHEN

SHOWER ROOM



Outside

The grounds extend to in excess of 0.4 acre. To the front of the property there is a tarmac parking area for approximately 8/10 vehicles with central island. **Garage** with up and over door, power and lighting. **Block built Workshop** with power and lighting. **Timber garden shed**. A gateway leads to an enclosed paved courtyard area. To the south and east of the property there is a mature garden laid mainly to lawn screened by trees, shrubs and hedging with well stocked flower beds and borders. **Summerhouse** with attached store.

TRADING & BUSINESS

Let on assured shorthold agreements, the flats currently generate an income of £1,795 p.c.m. However, the rents have not been reviewed for 3 years and offer considerable potential to be increased.

RATEABLE VALUE

Owners flat Council Tax Band "D". Letting Apartments each Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

£795,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



GROUND FLOOR - FLAT 1



FIRST FLOOR - FLATS 2-5



Ref: H10095



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