



Flat 2 Lancaster Court, 113-115 West Hill Road, Bournemouth, BH2 5PH



A beautifully presented studio apartment with a private garden situated within a short walk of Bournemouth town centre and beaches. Currently used as a successful holiday let investment.

- Lower ground floor apartment
- Private garden
- 5 minute walk to cliff top and beaches
- Contemporary shower room
- Modern decor
- Electric heating
- Great investment with proven track record
- Close to town centre & amenities
- No onward chain

ASKING PRICE:

£145,000 (leasehold)

EPC RATING:

Band - C





THE PROPERTY

The property is a beautifully presented, lower ground floor apartment located just moments from the West Cliff and famous sandy beaches along the coast of Bournemouth. The town centre is also a short stroll away providing an excellent range of shops and amenities including the BH2 entertainment and leisure centre.

Since 2021 the property has been run as a successful holiday let with a number of bookings already for the remainder of 2024. More financial information is available upon request.

Alternatively the property would also make a lovely home for an owner occupier or traditional assured short hold let.

The accommodation briefly comprises; A well maintained communal area with a security entry system leads into the apartment.

Once inside there is an entrance hall with fitted cupboard, recess for a washing machine and further cupboard housing the hot water cylinder. The open plan area has wood effect flooring throughout. The kitchen offers a range of base and eye level units with a fitted oven, hob and fridge. The current layout provides a spacious open plan configuration however there is potential to alter this and create a separate bedroom area.

The garden room leads out to an attractive, private courtyard garden which enjoys a sheltered position.

The modern shower room is fully tiled with a white suite including wash basin, wc and large shower.

All measurements are approximate and for display purposes only.
Approx Total Area: 39.4 m² ... 425 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Council tax – currently listed as a commercial property
Tenure – Leasehold. 125 years from 22/04/2021, 121 years remaining (tbc).
Ground rent - £250 PA
Service charge - £1,526 2023 - 2024



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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