

Ref: H279182

HOTELS, LEISURE & BUSINESS TRANSFER



47 ASHLEY ROAD, PARKSTONE, POOLE, DORSET BH14 9BT

LOCATION

Parkstone Shopping thoroughfare approx. 100 yards. Poole (Redlands) Retail Park approx. 200 yards. Branksome Mainline Railway Station approx. 1/3 mile. Bournemouth University Campus approx. 2 miles. Bournemouth & Poole College within 2 miles. Bournemouth Town Centre approx. 2 miles. Poole Hospital within 2 1/2 miles. Poole Town Centre approx. 3 miles.

FEATURES

Fronting main bus route providing easy access to Bournemouth and Poole Town Centres. Well maintained in current ownership. UPVC double glazing. Gas fired central heating. Fitted window blinds. Sensor lighting to common areas. South facing rear garden. External storage unit..

SUMMARY OF ACCOMMODATION

Open Plan Lounge/Kitchen. 6 Letting Rooms (1 en-suite). 2 Shower Rooms.

LICENCES/PERMISSIONS

An HMO licence for 6 persons in 6 households is currently held.

TRADING & BUSINESS

At the time of inspection the following rent roll was being achieved:

Room 1	£599 p.c.m.	Room 5	£599 p.c.m.
Room 2	£575 p.c.m.	Room 6	£700 p.c.m.
Room 3	£575 p.c.m.		
Room 4	£615 p.c.m.	TOTAL	£3,663 P.C.M.

RATEABLE VALUE

Council Tax Band "C". Information taken from the Valuation Office Agency website.

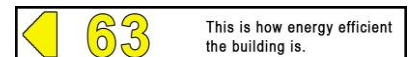
TENURE

FREEHOLD.

PRICE

£445,000.

EPC RATING



Ground Floor

Entrance Hall with under stairs storage cupboard, fire alarm control panel and fuse/meter cupboard.

Room 1

LARGE SINGLE with bay window.

Shower Room

With quadrant cubicle, close coupled WC, pedestal wash hand basin, tiled floor and walls.

Bedroom 2

SINGLE.

Kitchen

With range of wall and base units, work surfaces over, 4 burner gas hob, filter hood, built in oven, laminate flooring, spot lighting, 2 upright fridge freezers, washing machine. Door to the rear of the property. Through to:

Lounge Area

Seating 3 /4 persons with television point, spot lightings.

Stairs to:

First Floor

Landing

Room 3

SINGLE.

Shower Room

With pivot door, cubicle, close coupled WC, vanity unit, tiled floor and half tiled walls.

Room 4

LARGE SINGLE.

Room 5

LARGE SINGLE with bay window and recessed storage area.

Stairs to:

Second Floor

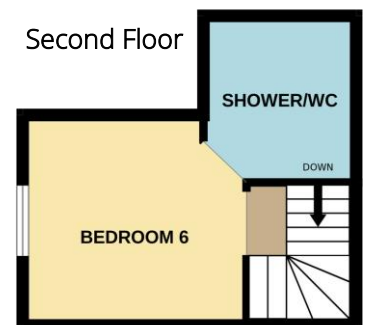
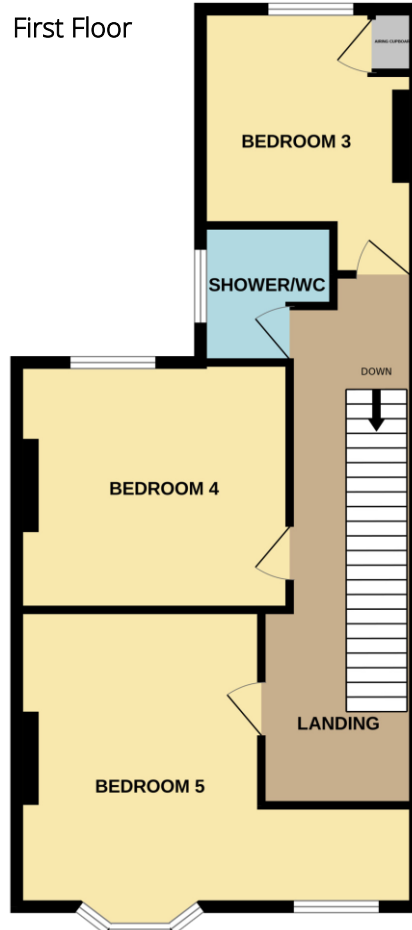
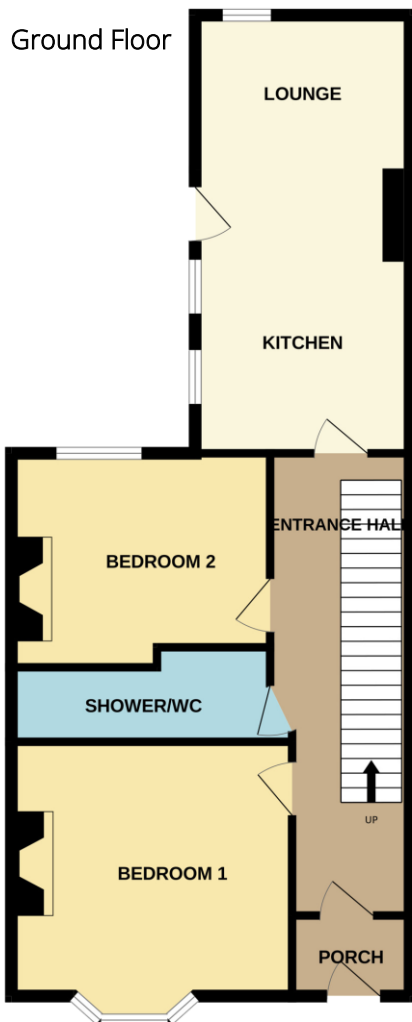
Room 6

LARGE SINGLE with **en-suite shower room**, shower cubicle, close coupled WC, wash hand basin.

Outside

To the front of the property there is concrete hardstanding for 2 vehicles whilst a path to the side of the property leads to a large south facing garden, mainly laid to lawn with hedge borders.

Extensive timber storage unit. Garden shed.



Not to scale - for identification purposes only