

Roleits

Sales & Lettings

PURPOSE BUILT FLAT

£199,950









Lowther Road, Bournemouth, BH8 8NG

* MODERN PURPOSE BUILT FLAT * SECOND (TOP) FLOOR *

* TWO BEDROOMS * 55 Sq'M OF FLOOR AREA *

* 17ft3 LOUNGE / DINER * MODERN BATHROOM & KITCHEN *

* GCH * FULLY DOUBLE-GLAZED * ALLOCATED OFF ROAD PARKING *

* EPC RATING 'C' * OFFERED ON A BUY-TO-LET BASIS ONLY *

* IDEAL INVESTMENT WITH MONTHLY RENTAL INCOME OF £855 pcm *

Lowther Road, Bournemouth, BH8 8NG:

Communal entrance leading to stairs and landings, the flat lies on the second (top) floor. Door leads into inner lobby with front door leading into:

Entrance Hallway:

An L-shaped room having plain ceiling with two ceiling light points and mains wired smoke detector. Entry phone receiver. Fitted cupboard housing electric meter and RCD fuse board with shelved storage over. Central heating thermostat.

Lounge / Diner (Currently Arranged as a Bedroom):

17' 3 x 10' / 5.27m x 3.05m (approx').

Having plain sloping ceiling with two ceiling light points. UPVC double-glazed window to rear aspect. Double panelled radiator and television/media point.

7' 3 x 5' 2 / 2.21m x 1.6m (approx'). Kitchen:

> Having plain ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap. Integrated stainless steel electric oven with electric hob and stainless-steel splash back and cooker hood over. Space for under counter fridge and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate effect flooring.

Bedroom One: 11' 10 x 8' 1 / 3.65m x 2.47m (approx').

> A dual aspect room, having plain sloping ceiling with ceiling light point. Two 'Velux' style windows to side and rear aspects. Double panelled radiator.

14' 7 max' into recess x 7' 4 / 4.47m max' into recess x 2.25m (approx'). **Bedroom Two:**

An irregular shaped room. Having plain sloping ceiling with ceiling light point.

'Velux' style window to side aspect and double panelled radiator.

Having plain ceiling with ceiling light point and fitted extractor. Panelled bath Bathroom:

with fitted shower screen and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low level W.C. and ladder style heated towel rail. Combined light

and shaver point. Tiled walls and tiled flooring.

One allocated off-road parking space to the rear of the development. Lock-up

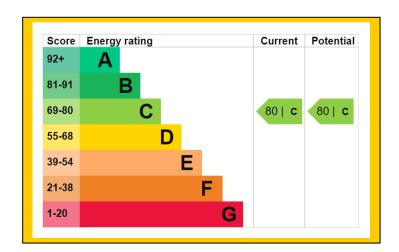
bicycle store.

Tenure: Leasehold – 111 Years remaining on the current lease

Maintenance: £1,400 per annum + £358.52 for buildings insurance + £130 letting fee

Ground Rent: £150 per annum

The property is offered as a buy-to-let / investment and is currently let on an assured short hold tenancy agreement at £855 per calendar month.



Outside:

Rental Details:

