

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

**FLOOR PLAN**



**Flat 5, 26 Hamilton Road**  
Bournemouth, BH1 4EH, £700 PCM

## MAIN FEATURES

- One Double Bedroom
- Top Floor Flat
- Open Plan Lounge/Kitchen
- White Goods Included
- Shower Room
- Double Glazing
- Allocated Parking Space
- Close to Transport Links and Amenities
- Tax Band A
- Available 19th August

## Full Description

Lovett International are pleased to present this unfurnished one double bedroom attic flat with an open plan lounge/kitchen with white goods, good size bedroom with built in wardrobe and shower room. Property further benefits from double glazing and allocated parking. Located close to amenities, transport links and a short walk to Boscombe High Street and Bournemouth's beaches. Perfect for a working professional or a couple. Long term let, 12 months contract. Available 19th August.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovettinternational.com)



**£700 PCM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

