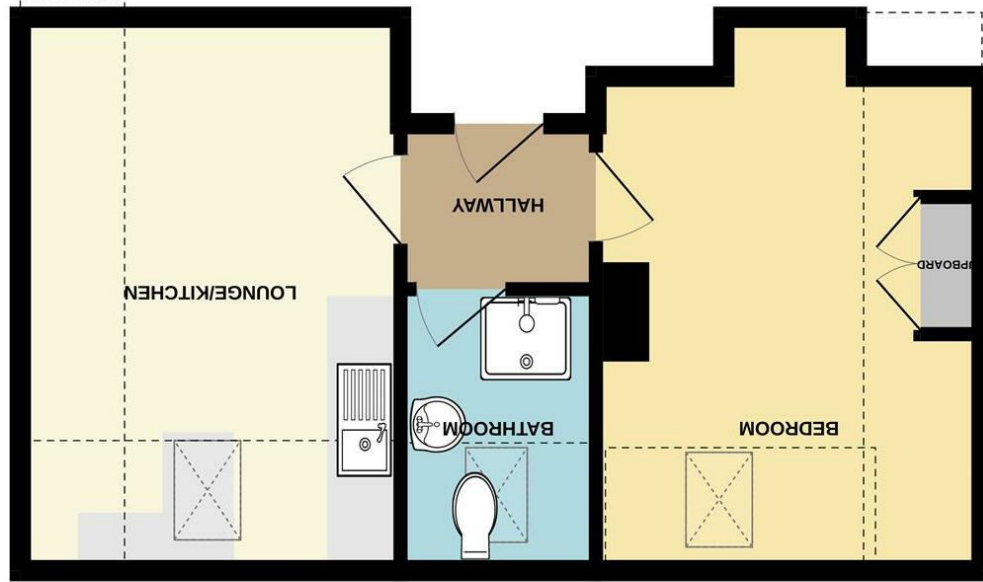


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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



GROUND FLOOR
378 sq. ft. (35.1 sq.m.) approx.

FLOOR PLAN



Flat 5 26 Hamilton Road
Bournemouth, BH1 4EH, Offers Over £125,000

MAIN FEATURES

- One Double Bedroom
- Top Floor Flat
- Open Plan Kitchen/Living Room
- Well Maintained Communal Areas
- Shower Room
- Double Glazing
- Allocated Parking Space
- Close to Transport Links and Amenities
- Tax Band A
- Electric Heating

Full Description

A superb one bedroom top floor flat, situated in a small block close to both Boscombe Town Centre and the Sea Front. The property has access to the side leading to an allocated parking space at the rear. A secure intercom system provides access to the communal hallway with stairs leading to the flat. Well presented throughout the property is ideal as a first time buy or residential investment and is offered with no forward chain. The property comprises entrance hallway, kitchen/living room, bathroom and double bedroom.



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Area

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Tenure

- Tenure: Leasehold
- Lease: 194 Years Remaining
- Ground Rent: £250
- Service Charge: Approximately £1,750
- Management Company: The current owners are in the process of arranging a RTM (Right to Manage) on the block.
- Property Status: Currently Let
- Current Rental: £650 PCM
- Potential Rental: £750 PCM
- Council Tax: Band A



Offers Over £125,000

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

