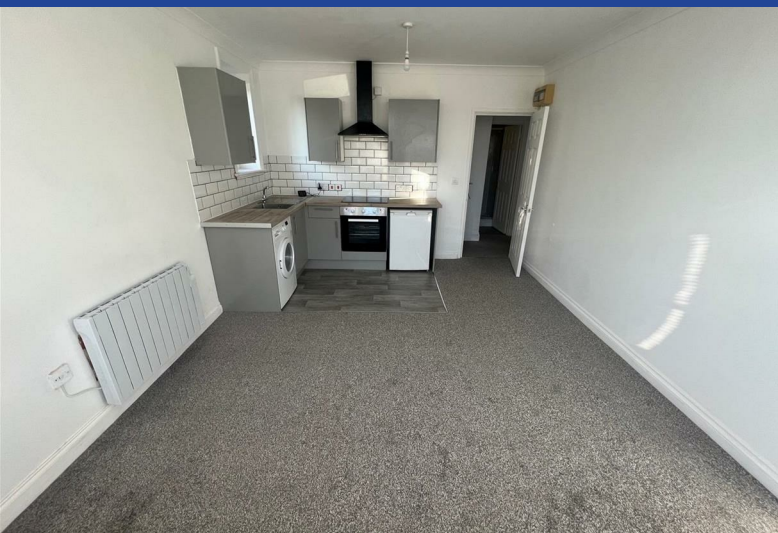




20 Alumhurst Road

Westbourne, Bournemouth, BH4 8ER

Price Guide £460,000



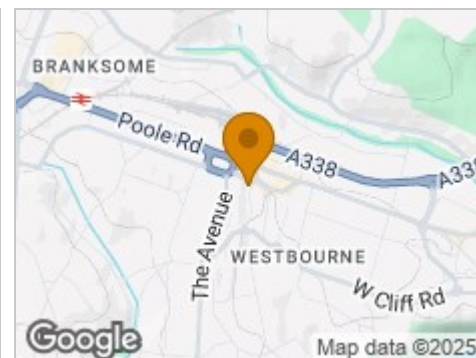
Road Map



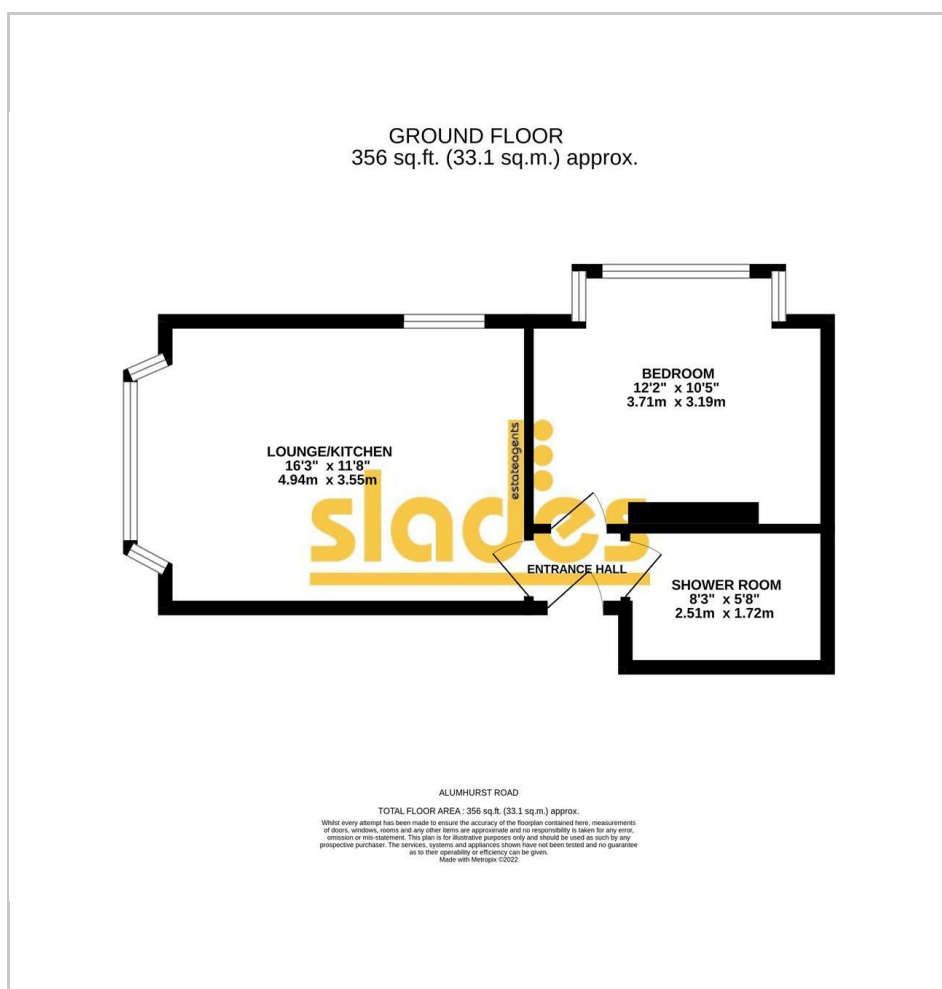
Hybrid Map



Terrain Map



Floor Plan



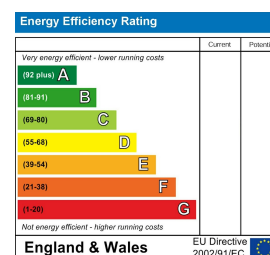
- RARE INVESTMENT OPPORTUNITY
- FREEHOLD TO INCLUDE 4 SELF CONTAINED FLATS
- 'HOPE VALUE' GARDEN FLAT REQUIRING A LEASE EXTENSION
- SHORT STROLL FROM WESTBOURNE VILLAGE

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** RARE INVESTMENT OPPORTUNITY IN CENTRAL WESTBOURNE ** Consisting of a Ground Floor 1 Bedroom Flat * First Floor 1 Bedroom Flat * First Floor Studio Flat * Large 1 Bedroom 2nd floor flat (in need of modernisation) * 'Leasehold extension HOPE VALUE on 1 bedroom leasehold garden flat ***



INVESTMENT

Offered for sale is the FREEHOLD of this semi detached Edwardian property which is converted into 5 leasehold flats. The freehold will come with 4 of the flats whilst the 5th flat (the garden flat) has been sold on the remainder of a 99 year lease (82 years remaining ground rent £200 rising to £400 after the first 20 years).

FLAT 1 GROUND FLOOR

A modernised and well presented 1 bedroom apartment having an open plan kitchen living area, good size double bedroom and shower room, currently let @ £750pcm

FLAT 2 FIRST FLOOR

A modernised STUDIO APARTMENT consisting of an entrance hall, modern shower room with laundry area and open plan living kitchen area. Currently let at £690 pcm

FLAT 3 FIRST FLOOR

A modernised, bright and very spacious 1 bedroom apartment with entrance hall, modern shower room, open plan kitchen/ living room and bedroom together with separate WC.

FLAT 4 SECOND FLOOR

A particularly spacious apartment occupying the entire top floor, currently arranged as a spacious 1 bedroom but with potential to form a 2nd bedroom. This flat is in need of complete refurbishment.



