

*Substantial Character Home &
Income/Investment Property in
Popular Residential Area Arranged
as 3 Bedroom Garden Flat & 7
Letting Units*



**20 MILTON ROAD
BOURNEMOUTH, DORSET BH8 8LP**

goadsby

LOCATION

Charminster Shopping thoroughfare approx. 1/3 mile. Bournemouth Travel Interchange and Mainline Railway Station approx. 3/4 mile. Bournemouth Pier approx. 1 1/2 miles. Bournemouth Square approx. 1 1/2 miles. Wallisdown University Campus approx. 1 3/4 miles.

FEATURES

Character property in popular residential location. Mature gardens. Loft and cavity wall insulation. Gas fired central heating. UPVC double glazing. Guest use Wi-Fi. Masterkey system. Electric card meters. Garage and off road parking. Ideal home and income opportunity.

SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hall

STUDIO 1 13' 7" x 11' 10" (4.14m x 3.60m)

With bay window. **Kitchen Area. En-suite Shower Room.**

GROUND FLOOR FLAT

Inner Hall

Lounge/Dining Room 17' 5" x 15' 8" (5.30m x 4.77m)

With bay window and feature fire surround.

Kitchen/Breakfast Room 13' 5" x 9' 3" (4.10m x 2.81m)

Extensively fitted and equipped with range of gloss white storage units, granite work surfaces and built in appliances.

Lean-To Conservatory 42' x 6' 8" (12.80m x 2.03m)

With access front and rear garden.

Master Bedroom 18' 7" max x 13' 5" (5.67m max x 4.10m)

With bow window, fitted mirrored wardrobes and **en-suite bathroom** with corner bath, vanity unit and low flush WC.

Bedroom 2 14' 6" x 8' 2" (4.42m x 2.49m)

With splayed bay window.

Bedroom 3 11' 10" x 9' 7" (3.60m x 2.92m).

Family Bathroom

Outside

Fence enclosed garden, private to the ground floor flat, part paved part lawned with **timber chalet.**

First Floor

FLATLET 2 18' 7" x 13' 6" (5.66m x 4.11m)

With bow window and **Separate Kitchen.**

STUDIO 3 17' 4" x 15' 10" (5.29m x 4.83m)

With splayed bay window. **Separate Kitchen. En-Suite Shower Room.**

STUDIO 4 14' 4" x 12' 1" (4.38m x 3.68m)

With splayed bay window. **Separate Kitchen. En-Suite Shower Room.**

STUDIO 5 14' 7" x 13' 6" (4.44m x 4.11m)

With **Separate Kitchen. En-suite Shower Room.**

SHARED BATHROOM

With WC. (Private to Flatlets 2, 6 & 7).

Second Floor

Landing

FLATLET 6 13' 5" x 12' 9" (4.10m x 3.88m)

With dormer window and **Large Kitchen/Breakfast Room.**

FLATLET 7 12' 4" x 11' 5" (3.76m x 3.48m)

With dormer window and **Separate Kitchen.**

Outside

To the front of the property there is gravelled parking for 6/8 vehicles leading to a **Detached Double Garage** with electric roller door, integrated **Workshop** and covered **Store.** To the rear is a covered **Laundry Area/Bike Store** with metered

washing machine and tumble dryer. Tenant use garden laid to lawn with mature tree and shrub borders.

LICENCES/PERMISSIONS

A 5 year HMO licence for 14 persons in 8 households was renewed in March 2023.

TRADING & BUSINESS

The total rent roll as at the 1st November 2023 was £6,260 per calendar month. The rent roll is due to increase by £750 per calendar month. A more detailed breakdown can be provided to genuinely interested parties.

RATEABLE VALUE

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

TENURE

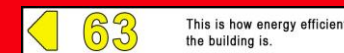
FREEHOLD.

PRICE

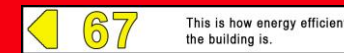
Offers in Excess of £895,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC

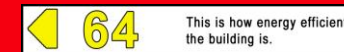
Ground Floor Flat



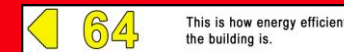
Studio 1



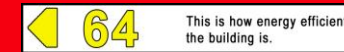
Studio 3



Studio 4



Studio 5



NB EPC's assessed prior to double glazing and cavity wall insulation certificate.

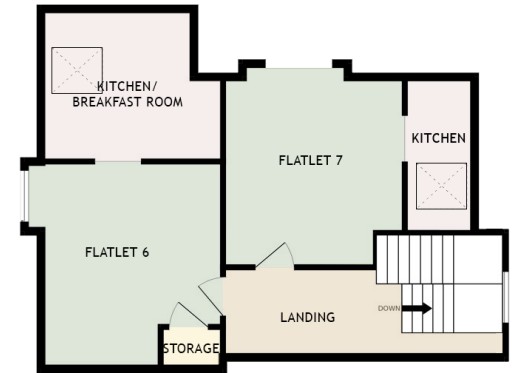
Units 2, 6 & 7 to be confirmed.



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STUDIO 3



STUDIO 3 KITCHEN



STUDIO 3



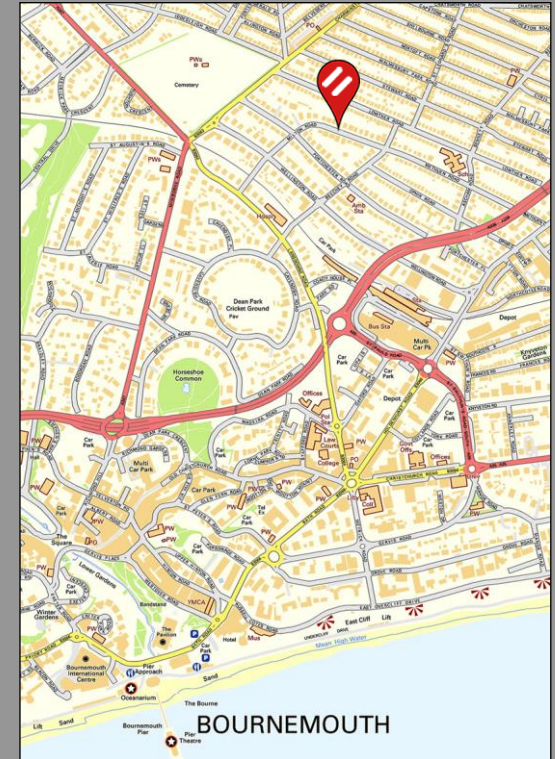
GROUND FLOOR FLAT EN-SUITE



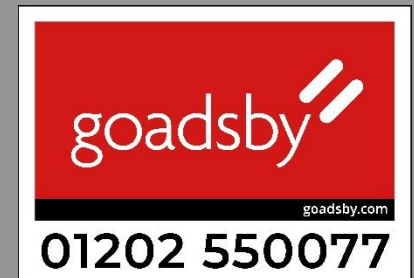
PUBLIC BATHROOM



FLATLET 7



Ref: H195488



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GROUND FLOOR FLAT LOUNGE



GROUND FLOOR FLAT KITCHEN



GROUND FLOOR FLAT BEDROOM



GROUND FLOOR FLAT GARDEN