

*Well Presented Home & Income B&B
Overlooking Pleasure Gardens
Available After 25 Year Ownership*



01202 557 260 / 01202 311 526

Kantara
Guest House

www.kantaraguesthouse.co.uk

KANTARA

NO VACANCIES

P
Parking

KANTARA GUEST HOUSE
8 GARDENS VIEW, BOURNEMOUTH, DORSET BH1 3QA

goadsby

LOCATION

East Cliff Zig Zag within ½ mile (on foot). Bournemouth Travel Interchange approx. ½ mile. Bournemouth Business District approx. ½ mile. Sovereign Shopping Centre approx. 1 mile. Bournemouth square approx. 1¼ miles. Royal Bournemouth Hospital approx. 3 miles.

FEATURES

Overlooking Knyveton Gardens bowling greens. 15 x German Photovoltaic solar panels (with 14 year warranty remaining). Window shutters to front elevation and owners accommodation. UPVC double glazing throughout. Gas fired central heating. Forecourt car parking. Decked raised garden. LCD televisions, window blinds, hairdryers, tea and coffee making facilities and mini fridges to letting rooms. Water softener. 5 camera CCTV system. Genuine retirement sale after 25 year ownership.

SUMMARY OF ACCOMMODATION

Ground Floor

Steps to **Entrance Lobby** with brochure display, cupboard with trip switch consumer unit.

ENTRANCE HALL

With fire alarm control panel.

DINING ROOM

With splayed bay window overlooking pleasure gardens, wood effect flooring, feature fire surround with tiled inset, comfortably seating 15 covers, television point, feature cornice and ceiling rose.

BEDROOM 9

SINGLE. (Presently being used for storage).

NB Bedroom 9 can either be let or occupied as an owners bedroom.

Owners Accommodation

Private Lounge with ceiling fan, spot lighting, television point, sky light and side aspect window, comfortably seating 4/6 persons, cupboard housing gas fired boiler and mega flow system. **Office Area.** **Private Bedroom** DOUBLE with laminate flooring, wall of mirrored wardrobes. **Kitchen** with extensive range of white gloss soft close wall and base units, quartz work surfaces

over, 5 burner gas hob, 1½ bowl sink unit with waste disposal, built in microwave, built in double oven with warming drawer, filter hood, American style fridge freezer, dishwasher, wine cooler, laminate flooring, inset spotlighting, television point. **Breakfast Area** with roof lantern and casement doors to garden. **Utility Area** with plumbing for washing machine and space for tumble dryer. **Shower Room** with concealed cistern WC, contemporary vanity unit, double width shower cubicle, tiled walls and laminate flooring. Door to the side of the property.

First Floor

Spacious Landing

PUBLIC SHOWER ROOM

Fully tiled walls and laminate floor, quadrant corner shower cubicle, heated towel rail, contemporary wash hand basin, concealed cistern WC, strip light and shaver point, inset down lighting, vanity mirror.

PUBLIC SHOWER ROOM

Fully tiled walls and floors, close coupled WC, quadrant shower cubicle, contemporary wash hand basin, vanity mirror, strip light and shaver point, inset down lighting.

BEDROOM 1

DOUBLE with modern vanity unit, original fire surround.

BEDROOM 2

DOUBLE with **en-suite large shower room** with double width cubicle.

Walk in Linen Cupboard

BEDROOM 4

DOUBLE with picture window overlooking gardens, original fire surround, **en-suite shower room** with double width cubicle.

BEDROOM 5

SINGLE with modern vanity unit, front facing (currently used for storage).

Second Floor

Landing

With sky light, under eaves storage area and built in laundry cupboard.

BEDROOM 6

FAMILY 3 with views over pleasure gardens, **en-suite shower room**.

BEDROOM 7

TWIN/SINGLE with view over pleasure gardens, modern vanity unit.

BEDROOM 8

FAMILY 3 with wall lighting, loft access hatch, **en-suite shower room** with double width shower cubicle.

Outside

To the front of the property there is tarmacadam parking for 3 vehicles. Gated access from the side of the property with water softener. To the rear of the property decking steps leading to a raised decked sun patio with timber workshop and timber storage shed with chest freezer (both with power and light).

TRADING & BUSINESS

Accounting information can be provided to genuinely interested parties.

LICENCES/PERMISSIONS

We are informed an HMO Licence for 12 persons in 7 households is currently held.

WEBSITE ADDRESS

www.kantaraguesthouse.co.uk

RATEABLE VALUE

£4,850 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

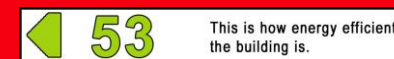
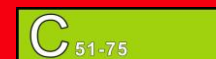
TENURE

FREEHOLD.

PRICE

£685,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC RATING





Ref: H276021



BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY

Contact
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Divisional Director Associate Director

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