



Estate Agents



Auctioneers

Jasmine Court, Hamilton Road, Bournemouth, Dorset, BH1 4EU

Guide Price £140,000 – Leasehold

Two Bedroom First Floor Flat | Communal Hallway | Kitchen | Bathroom | Leasehold | No Onward Chain | Allocated Parking
Ideal First Time Purchase | Close To Shops | Within A Short Distance Of Beaches

Situated in Hamilton Road, Boscombe, this well-presented two-bedroom first-floor flat is offered to the market with no onward chain. The property is conveniently located within easy reach of Boscombe Town Centre, which offers a diverse selection of shops, restaurants, cafés, bars and a range of other amenities. The stunning, award-winning Blue Flag sandy beaches are also just a short distance away, providing the perfect setting for enjoying the coast throughout the year. The property is accessed via a secure communal entrance door, leading into a shared hallway with stairs rising to the first floor. Upon entering the flat, an entrance hallway provides access to all principal rooms, along with a useful storage cupboard.

The accommodation comprises two bedrooms, including one double and one single, and a good-sized lounge overlooking the rear of the property. The lounge provides a comfortable and versatile space, ideal for both relaxing and entertaining.

The kitchen offers a practical layout with ample worktop and storage space, complemented by an integrated gas hob, oven and extractor hood. There is also space beneath the worktop for a washing machine.

The bathroom comprises a partially tiled, three-piece suite, including a bathtub with shower attachment, wash basin and WC. A vanity unit and extractor fan complete the room.

Further benefits include gas central heating, double glazing and a useful hallway storage cupboard. Outside, the property benefits from well-maintained communal grounds featuring mature shrub borders. Additional facilities include a designated bin storage area, communal bicycle rack and an allocated parking space for one vehicle.

Tenure: Leasehold - 94 years remaining

Service Charge: £1,600.00 per annum

Ground Rent: £440.00 per annum

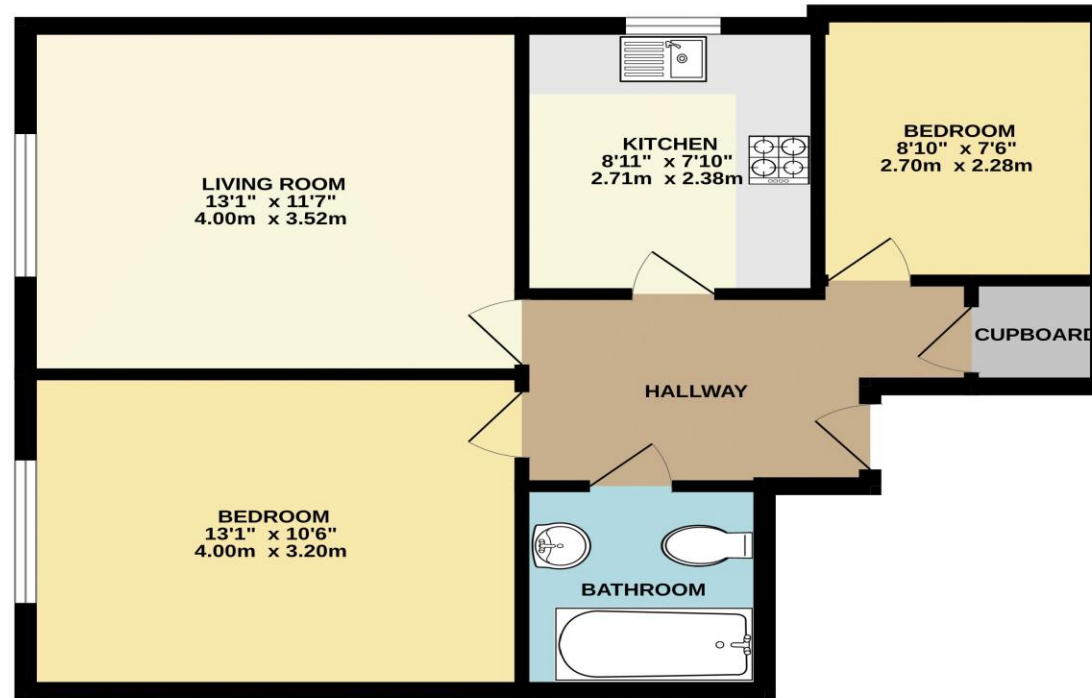
Council Tax Band: B

EPC Rating: 80 | C





GROUND FLOOR



BH1 4EUJ

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