The Gallery –
13 Wessex House, 9-11, Gervis Place,
Bournemouth, BH1 2AL

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Property overview

Guide Price £170,000

‘The Gallery’ - A two-double-bedroom, top-floor terrace apartment in Wessex House, Gervis Place, Bournemouth town centre.

Conveniently located for the shops, restaurants and amenities of Bournemouth Square and town centre (less than 300 yards), Bournemouth Pier and beach (0.3 miles), Bournemouth Travel Interchange (0.9 miles) and the A338 (0.4 miles).

The accommodation comprises an entrance hall with a storage cupboard, two double bedrooms, a modern shower room and a lounge/diner with additional storage.

Further benefits include a southerly-facing terrace, a new consumer unit (2024) and UPVC double glazing.

Currently operating as a successful Airbnb, with an approximate gross yield of 21%.

Offered with no forward chain and vacant possession.

Accommodation

Entrance Via:
Communal front door from Gervis Place, communal stairwell to the fourth floor, front door to:

Entrance Hall: 26' 6" max x 9' 10" max (8.07m x 2.99m)
Part sloped ceiling (with skylight), radiator, low level cupboard (housing electric meter and consumer unit), doors to accommodation and door to:

Storage Cupboard: 4' 5" x 1' 8" (1.35m x 0.51m)
(Not accessible at time of instruction - measured from the outside) - Providing storage.

Lounge/Diner: 14' 9" max x 13' 5" max (4.49m x 4.09m)
Radiator, French doors to terrace, door to:

Storage Cupboard: 2' 7" x 2' 7" (0.79m x 0.79m)
Housing an electric boiler (serving water-filled radiators), providing storage.

Kitchen: 9' 10" x 6' 5" (2.99m x 1.95m)
Range of eye and base level units, integrated appliances (fridge/freezer, oven/grill with electric hob and extractor over, washer/dryer), space for dishwasher, radiator.

Bedroom One: 13' 4" max x 9' 11" max (4.06m x 3.02m)
Sloped ceiling, two skylight windows to side aspect, feature cathedral-style window to front aspect, and an electric radiator.

Bedroom Two: 12' 2" max x 7' 2" max (3.71m x 2.18m)
Sloped ceiling (with skylight), radiator.

Bathroom: 8' 7" x 5' 6" (2.61m x 1.68m)
Sloped ceiling, extractor fan, fully tiled walls and floor, wash hand basin (with storage below), shower enclosure (with mixer controls and rainfall attachment over), ladder-style towel radiator, WC (with enclosed cistern).

Terrace: 12' 8" x 11' 8" (3.86m x 3.55m)
South-easterly facing, enclosed by wall, balustrade and obscured glass panes, views of St. Peter's Church, laid to patio tiles.

Tenure:
Leasehold - 125 years starting from January 1st, 2022.

Service Charge:
£1590 per annum (including building insurance)

Ground Rent:
Peppercorn

Parking:
There is no allocated parking space with the flat, however permits are available on designated roads and car parks

Town Centre Outer yearly or half-yearly car park permit

This permit is valid for:
- Berry Court car park (0.3 miles)
- Madeira Road Multistorey car park (0.5 miles)
- Lansdowne Road car park (0.7 miles)
- Cotlands Road car park (0.8 miles)

It costs £595 for half a year, or £1,146 for 1 year.

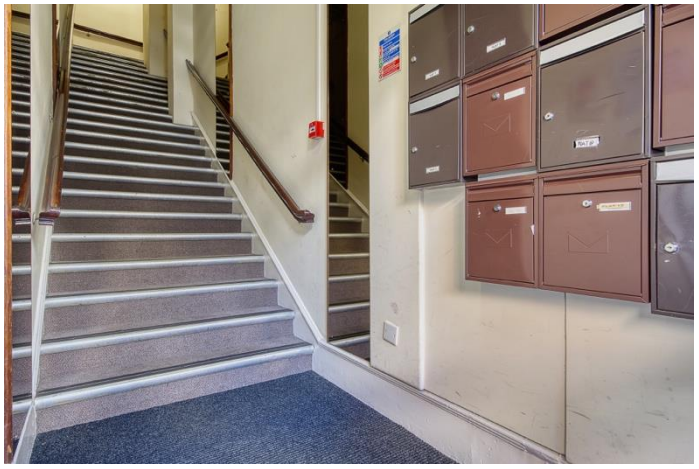
For more information and restrictions, please visit:
https://www.bcpcouncil.gov.uk/parking/apply-for-or-renew-parking-permits

AirBnB:
Currently operating as an established short-term holiday let across Airbnb, Booking.com and the owners' own website, generating approximately £36,159 in annual turnover and an approximate gross yield of 21%.

Offering an attractive, virtually 'turnkey' investment opportunity. The property benefits from an established online presence across multiple booking platforms (AirBnB, Booking.com & own website), an existing booking history and a proven track record of income generation. This provides a valuable head start for buyers looking to enter the holiday-let market, avoiding the need to build a new online presence, establish a booking history and generate initial guest reviews from scratch.

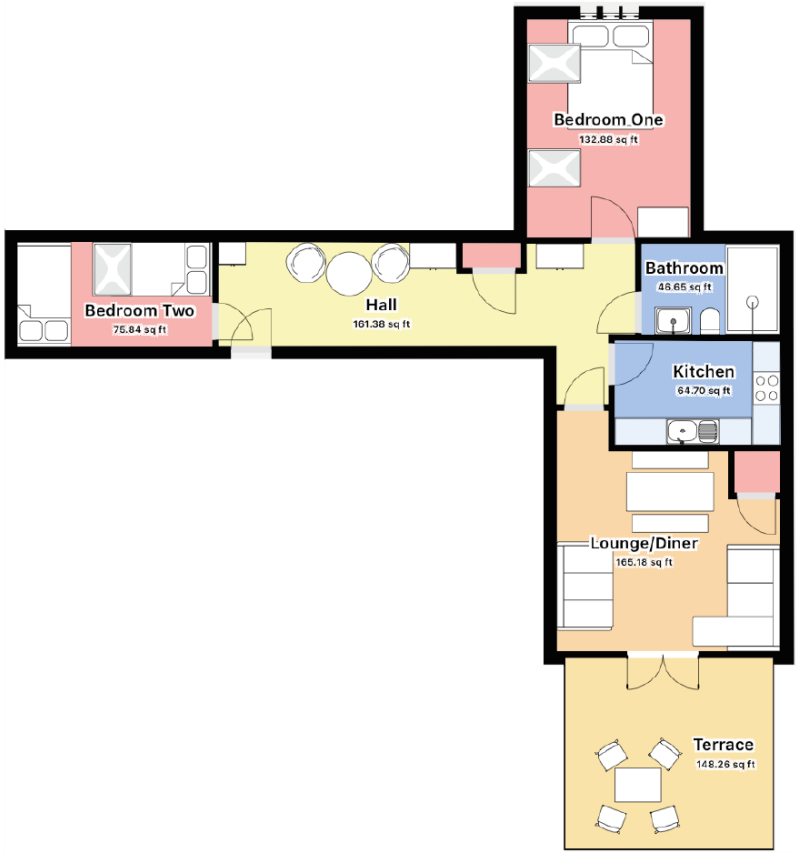
Photography

EXIT



HOUSE
PURO GUSTO
Italian & Seafood Restaurant

Floor Plan



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EPC

Energy performance certificate (EPC)

Flat 13 Wessex House 9-11, Gervis Place BOURNEMOUTH BH1 2AL	Energy rating **D**	Valid until:	**27 May 2029**
		Certificate number:	**0950-2800-6251-9621-4311**

Property type	Top-floor flat
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.

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