



Estate Agents



Auctioneers

Hamilton Road, Bournemouth, Dorset, BH1 4EQ
Guide Price £210,000 - £220,000 – Share of Freehold

**Superbly Presented Two Bedroom Ground Floor Flat | Communal & Private Entrance | Inner Lobby | Hallway
16ft x 14ft Reception Room | Two Double Bedrooms | Modern Bathroom | Kitchen | Utility Room | Garage & Parking
Share Of Freehold | No Chain**

This immaculate two-bedroom ground-floor flat is ideally located near the shopping parade at Boscombe, regular bus routes to Bournemouth, and approximately one mile from the seafront at Boscombe Spa and East Cliff. The character property is one of just five flats in the building and boasts a sense of space and light with high ceilings and original features throughout. The flat includes double glazing, gas central heating, a 16ft reception room, two genuine double bedrooms, a modern bathroom, a modern kitchen with utility space, a garage, and parking. It also comes with a share of the freehold. Viewing is strongly recommended.

Upon entering through the communal entrance at the front, the flat's front door leads into a lobby and then into a bright inner hallway, which has doors to all the rooms and a large storage cupboard. The 16ft x 14ft reception room features a large bay window on the side, providing ample space for seating and a dining table. Both bedrooms are generously sized; the master bedroom at the front includes a bay window, while the second bedroom at the rear has a fitted cupboard and a side window.

The bathroom is equipped with a modern three-piece suite comprising a bath with a shower, a WC, and a basin, all styled with white tiling and wood-effect flooring. The modern kitchen offers a range of wall and base units, with sufficient space for a breakfast table and chairs. It is fitted with an oven, hob, and sink, and features a separate utility room for additional white goods. A door from the kitchen leads to the side entrance, which the owner has enhanced into a cosy seating area, complete with artificial grass. Please note that a new boiler has been recently installed.

Garage: The property includes a single garage with an up-and-over door and space for one car in front. There is also an additional first-come, first-served space in the car park.

Tenure: Share of freehold

Length of lease: 999 years remaining

Service Charges: £1,606 (6-monthly)

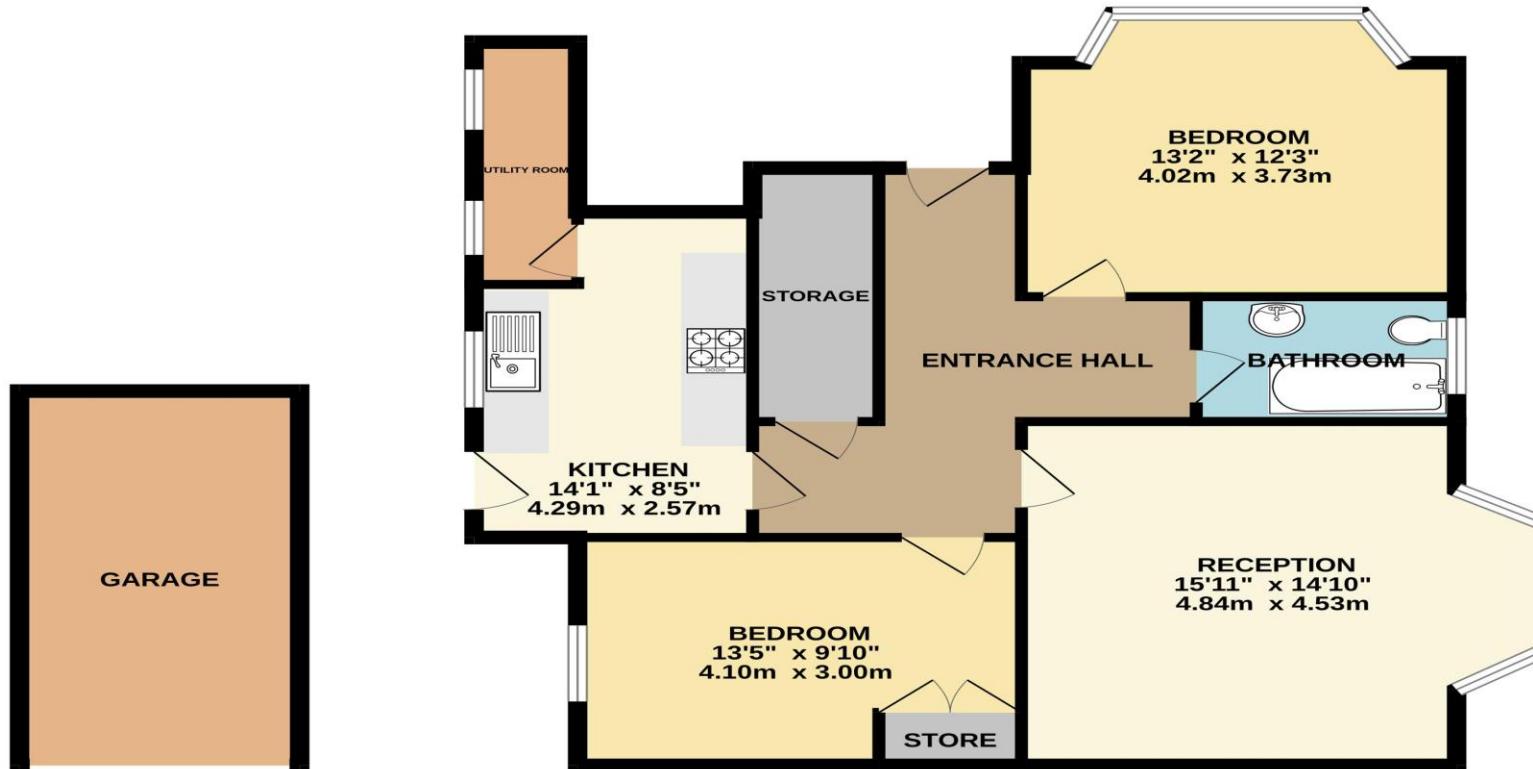
EPC Rating: 61 | D

Council Tax Banding: B





GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.
 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 sales 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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