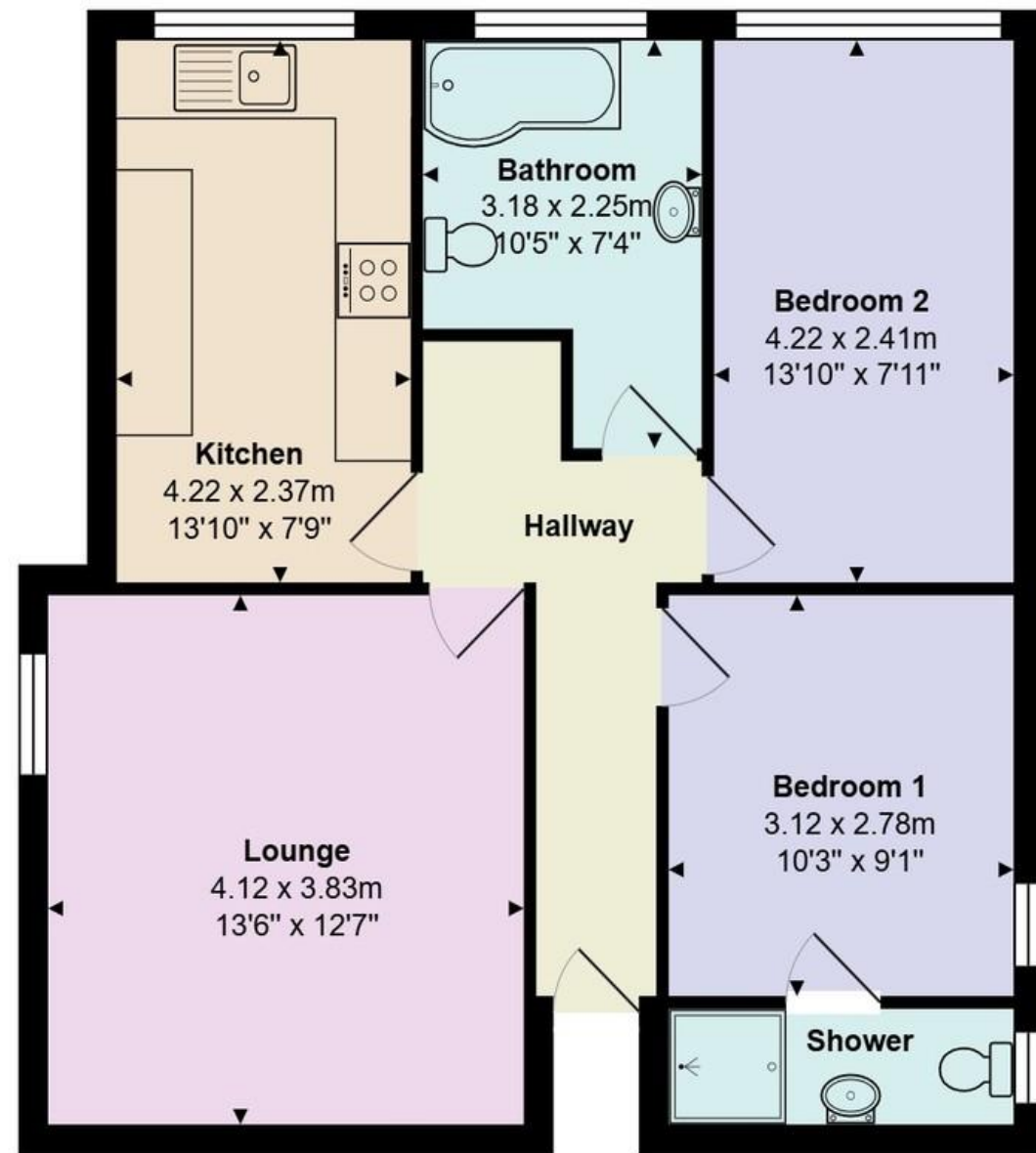


## Property Location



Total Area: 62.1 m<sup>2</sup> ... 669 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Hamilton Road, Bournemouth

Asking Price Of £195,000

- TWO DOUBLE BEDROOM
- FIRST FLOOR FLAT
- WELL MAINTAINED
- COMMUNAL AREAS
- EN-SUITE
- DOUBLE GLAZING
- HIGH CEILINGS
- ALLOCATED PARKING
- CLOSE TO TRANSPORT
- LARGE KITCHEN
- TAX BAND A
- PETS ALLOWED
- HOLIDAY LETS ALLOWED
- INTERCOM SYSTEM



### Why you'll like it

A superb two-bedroom first floor flat, situated in a small block close to both Boscombe Town Centre and the Sea Front.

The property has access to the side leading to an allocated parking space at the rear. A secure intercom system provides access to the communal hallway with stairs leading to the flat.

Well-presented throughout the property is ideal as a first time buy or residential investment and is offered with no forward chain.

The property comprises entrance hallway, kitchen/living room, bathroom and two double bedrooms.

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment, the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo.

Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Agent's Notes:  
 Tenure: Leasehold  
 Lease: 112 Years Remaining  
 Ground Rent: £200 per annum  
 Service Charge: £2000 per annum  
 Council Tax: Band A  
 Holiday Lets - Permitted  
 Pets - Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

