

Estate Agents



Auctioneers



## **Hamilton Road, Boscombe, BH1 4EH Offers in Excess of £165,000 Leasehold**

One Bedroom Ground Floor Flat | Entrance Hall | Open Plan Living Room  
Open Plan Kitchen | Double Bedroom | Bathroom | Allocated Parking Space  
Communal Garden

# Hamilton Road, Boscombe, Bournemouth. BH1 4EH

## Offers in Excess of £165,000 Leasehold

A very well presented one bedroom ground floor character flat, located within half a mile walk of the sandy beach at Boscombe Pier, via Boscombe Chine Gardens. The property boasts high ceilings, wooden flooring throughout and has an allocated parking space.

Upon entering the property there is a communal porch which leads to the flat's private front door, once inside there is space for coats and shoes. To the left of the hallway is the good sized double bedroom which has built-in wardrobes providing ample storage; there is also a fully tiled bathroom with three-piece suite and a window. The hallway then leads to a very spacious open-plan living room which has a feature fireplace and a large bay window allowing lots of natural light and a bright and airy feel; the kitchen is off the living area which has a range of units, built in oven & hob and space for white goods.

Outside, to the front of the property there is an allocated parking space for one car. There is a communal rear garden accessed via secure entry code - the owners of the flat can make use of this, and the current vendors have a green house and barbecue.

Council Tax Band: A

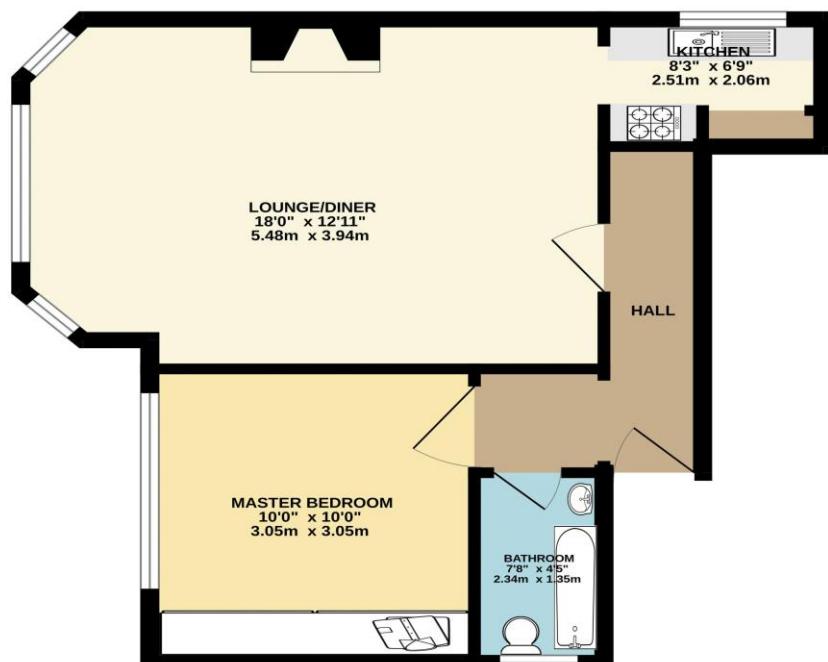
Service Charge: Approx. £800 per annum

EPC Rating: 62 | D

Lease: 170 Years remaining

Ground Rent: Peppercorn

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate, whilst room sizes are approximate, floor areas are calculated excluding recesses, alcoves, cupboards, or recessed areas. This plan is for illustrative 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 condition or efficiency can be given.  
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