

Lansdowne House Christchurch Road, Bournemouth, Dorset, BH1 3JW

T: 01202 242000

Email: bournemouth@houseandson.net

www.houseandson.net

house & son



Shelley Road, Bournemouth, BH1 4GZ
Guide Price £130,000 - £140,000

Perfect investment; modern purpose built flat with benefit of long AST remaining, generating £9,600 income per annum which is a gross 7.3% yield per annum.



Shelley Road, Bournemouth, BH1 4GZ

HOUSE & SON

A bright and airy second floor apartment, with tenant in situ, offered for a buy to let purchase; located within close proximity of several hundred meters to the shopping/entertainment of Boscombe pedestrian high street and approximately 3/4-mile distance to the award winning sandy beaches and Kings Park for recreational parks. All key amenities for the long term investor. The accommodation is well planned with spacious 'L'-shaped hallway, 15'10" x 11'0" dual aspect open planned living room with feature ceiling and modern fitted kitchen, generous size double bedroom and well appointed tiled shower room.

ENTRANCE

Storm proof cover. Porta phone entry system. Stairs rising to second floor. Front door into:

ENTRANCE HALL

12' 4" x 10' 2" (3.76m x 3.1m)

Spacious 'L'-shaped entrance hall with feature part eaved ceilings. Large double door closet housing dual storage and gas fired combination boiler.

LIVING ROOM

15' 10" x 11' 1" (4.83m x 3.38m)

Feature room with dual aspect. Part vaulted ceilings with inset Velux style windows. A bright and airy living room. Modern kitchen area with high gloss kitchen cabinets. Stainless steel sink unit and drainer, mixer tap over. Fitted range of eye level and complementing base units incorporating drawers, work top surfaces over and upstands. Four ring gas hob, chimney filter hood over. Single electric oven. Space and plumbing for washing machine, space for fridge/freezer. Recessed ceiling downlighters. Media point.

BEDROOM

12' 5" x 10' 2" (3.78m x 3.1m)

Feature character part vaulted ceilings with Velux style window. Built in wardrobe/organiser. Radiator. TV point.

BATHROOM

6' 3" x 5' 0" (1.91m x 1.52m)

Large Velux style window. Part eaved ceiling. Half tiled walls and complementing tiled walls. Tiled shower enclosure with bi-fold screen doors. Fitted thermo 'T'-bar shower, rising rail and shower attachment. Recessed ceiling LED lights. Part mirrored wall, pedestal wash hand basin. Low level WC. Extractor fan.

OUTSIDE

Communal lawned resident's garden. Outside bike store for residents.



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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 be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Energy performance certificate (EPC)

10 Shelley Road, Bournemouth, BH1 4GZ	Energy rating: C	Issue date: 11 May 2011
Property type: Top-Floor Flat		Expiry date: 10 May 2016
Total floor area: 41 square metres		

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