

348 Wimborne Road, Bournemouth, Dorset, BH9 2HH

T: 01202 244844

Email: [winton@houseandson.net](mailto:winton@houseandson.net)

[www.houseandson.net](http://www.houseandson.net)

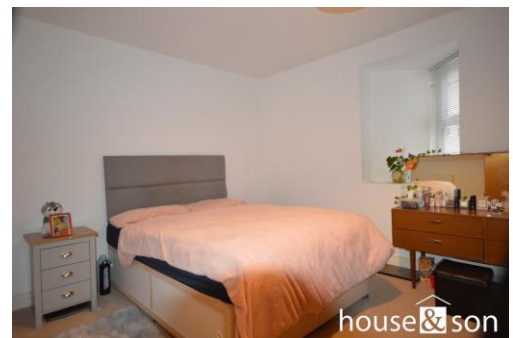
house & son



## Iddesleigh Road, Bournemouth, BH3 7JR £130,000

House & Son are delighted to be able to offer for sale this investment opportunity with benefit of a long term tenant remaining with an income generating £10,500 per annum, producing a 7.5% gross yield.

This stylish purpose built apartment is located within close proximity to Charminster high street ideal for shopping, restaurants, and amenities. The award winning beaches, Bournemouth town centre and travel links to further afield are all within close proximity. This first floor apartment offers a long term investment opportunity.



# Iddesleigh Road, Bournemouth, BH3 7JR

## COMMUNAL ENTRANCE FOYER

Porta phone entry. Stairs rising to first floor landing.

## PRIVATE DOOR

Access lobby to three flats. Front door to flat No 7.

## ENTRANCE HALL

8' 2" x 3' 0 plus door recess" (2.49m x 0.91m)

Porta phone entry system.

## OPEN PLAN LIVING ROOM

21' 2" x 9' 2" (6.45m x 2.79m)

## LOUNGE AREA

Dual aspect double glazed windows. Radiator. TV media point. Living/dining area.

## KITCHEN

Modern kitchen with several eye level cabinets. Fitted range of complementing base units incorporating drawers, roll top work surfaces, mixer taps over. Built in four ring gas hob, single electric oven, chimney style filter hood over. Space for fridge/freezer. Space and plumbing for washing machine. Cabinet concealing gas fired combination boiler.

## BEDROOM

15' 0" x 11' 0" (4.57m x 3.35m)

Feature off set double glazed window with display shelf. Radiator. Good size room.

## BATHROOM

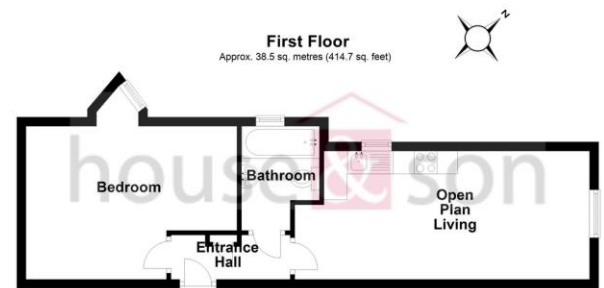
Obscure double glazed window to side. Tiled walls to bath area. Fitted bath, side panel, shower screen to side. Bath filler mixer taps with shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan. Shaver socket point.

## TENURE

Leasehold - 114 years.

Ground rent - £150.00 per annum.

Maintenance - £1,060.00 per annum.



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)

Property type	Energy rating	Valid until
Mid-floor flat	B	31 August 2025
Total floor area	38 square metres	