



Hamilton Court 13-15 Wellington Road

newstead
ESTATE & LETTING AGENTS

Flat 33, Hamilton Court 13-15 Wellington Road, Bournemouth, Dorset, BH8 8LQ

There is a separate modern kitchen with white gloss units, plenty of work space and room for appliances. In addition to this, there is also a really handy utility room that houses the heating system and has plenty of space to be used as a separate laundry area or additional storage.



The bedroom is just off the living area and has an access door from the hallway making this more like a one bedroom flat than a studio. The bedroom also has built in wardrobe.



In the bathroom there is a shower over bath, basin and WC, all in a white suite.

The property has all electric heating and hot water, making it ideal for buy to let with no gas safety requirements.

Bournemouth travel interchange is just a few minutes walk down the road and links by car onto the Wessex Way are very easy too.

If you're looking for a neat little buy to let property, we'd anticipate a rental income of £550 - £575 per calendar month and would expect good interest for a flat in this condition and location.

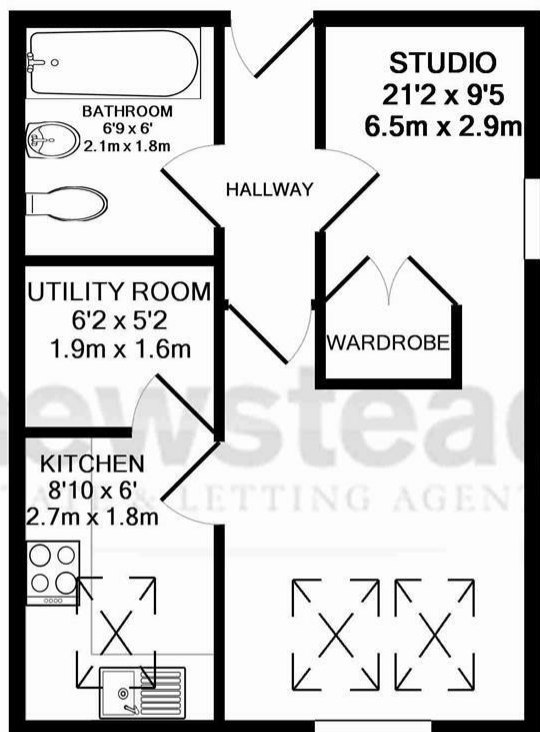


Leasehold: Renewed in 2010 to 125 years (120 years remaining)

Maintenance: £550 every six months

Ground rent £100 pa





TOTAL APPROX. FLOOR AREA 326 SQ.FT. (30.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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 operability or efficiency can be given

Made with Metropix ©2015

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

122-124 Castle Lane West,
Bournemouth, Dorset, BH9 3JU
Tel: 01202 430 108
E: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

newstead
ESTATE & LETTING AGENTS