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Flat 2, Hamilton Road,
Bournemouth, BH1 4EH

Guide Price £150,000



A delightful ground floor garden flat forming part of an attractive character conversion, offering a wonderful blend of period charm, generous living accommodation and excellent outside space.

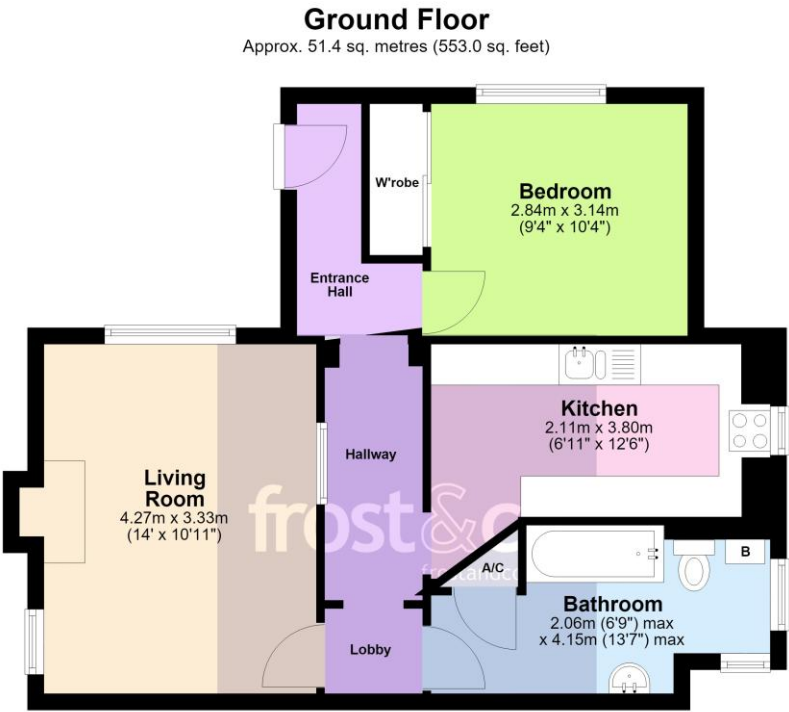
The property is accessed via a private gate to the rear, leading to the entrance door and a welcoming entrance hall, with useful space for coats and shoes and doors leading to all rooms.

The living room is full of character, enjoying impressive high ceilings, dual-aspect windows and a feature fireplace, creating a warm and inviting space with plenty of natural light. There is ample room for comfortable seating and additional furniture, making this a lovely room in which to relax and entertain. The kitchen is arranged in a practical galley style, with a good range of storage units and generous work surfaces. Features include an inset one-and-a-half bowl sink, inset gas hob with oven below, space for a fridge/freezer and space and plumbing for a washing machine. The high ceiling adds to the sense of space and character.

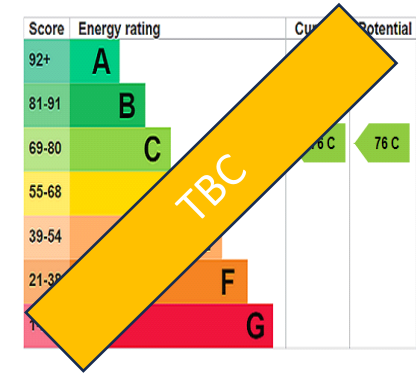
The bedroom is a good-sized double, benefiting from a built-in wardrobe and plenty of room for additional bedroom furniture. The bathroom is generously proportioned and fitted with a matching three-piece suite comprising a bath with shower over, pedestal wash basin and WC. The presentation and character of the room complement the style and period feel found throughout the rest of the property.

One of the property's standout features is the private rear garden. A paved patio immediately abuts the property, providing an ideal spot for outdoor seating and al fresco dining, while a pathway leads through an attractive area of lawn to the far end of the garden. Here, the garden opens onto a decorative stone area, currently arranged with a further seating space and a small raised vegetable patch, offering a lovely combination of relaxation and gardening space.

Outside the garden gate, the property further benefits from an allocated parking space and a single garage, providing valuable additional storage.



Total area: approx. 51.4 sq. metres (553.0 sq. feet)



Leasehold

189 years from 01.05.1987
(149 years remaining)

Ground Rent: £0

Service Charge: £2,110 p/a

C/Tax: Band 'A'

EPC Rating: TBC

Periodic Lets Permitted

Holiday Lets Not Permitted

Pets Permitted



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20 Poole Hill, Bournemouth BH2 5PS

Tel: - 01202 311888

Email: - bourne-mouth@frostandco.net