



Flat 3 10 Hamilton Road, Bournemouth,
Dorset, BH1 4EH

Asking Price **£160,000**



2

Bedrooms



1

Living



1

Bathroom



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A chain free two-bedroom first floor apartment with parking.

THIS TWO BEDROOM FIRST FLOOR APARTMENT BENEFITS FROM ALLOCATED OFF ROAD PARKING AND IS OFFERED FOR SALE CHAIN FREE. AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE!

The property is set within easy reach of Boscombe high street which offers a wide range of shopping facilities and bus routes leading to Bournemouth town centre. The areas golden sandy beaches are also close by, a walk through Boscombe Chine gardens being approximately 0.5 miles.

The apartment benefits from double glazing and gas central heating throughout and is offered for sale with no onward chain.

Entering the apartment a small hallway leads off to all rooms.

The living area and kitchen are open plan with a Westerly facing window providing plentiful natural light. The kitchen area is defined with hard surfaced flooring and is fitted with a farmhouse range of eye and base level cupboards complimented by wooden worktops, a butler style sink and metro tiled splashbacks. There is a fitted gas hob with electric oven below, an integrated fridge/freezer, and space for a washing machine.

The main bedroom makes for a comfortable double room with the second bedroom making a single room, or a great home office.

The bathroom is fitted with a modern white suite to include a low level wc, hand wash basin, and a half bath which has a wall mounted mixer, rainfall shower head over, and an additional handheld shower.

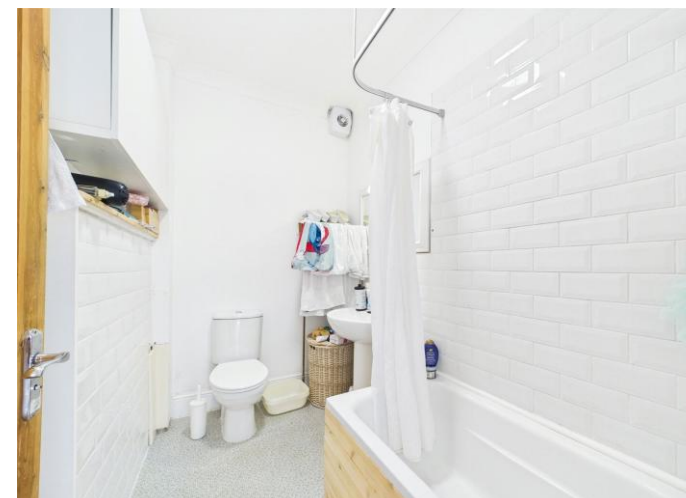
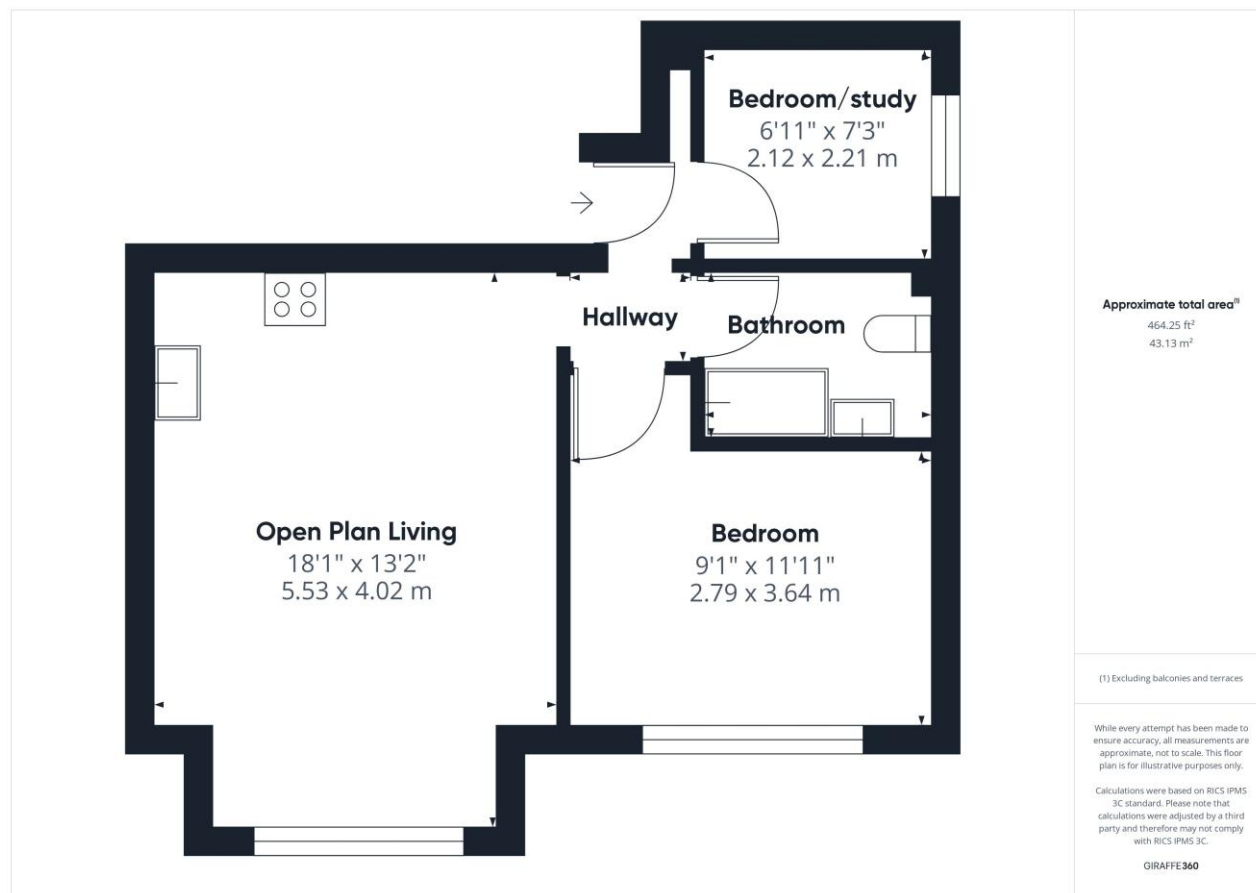
Outside, a driveway leads down the side of building to a rear parking area where we are informed the subject apartment has an allocated space.

THE TENURE: Our seller informs us the property is leasehold with 112 years remaining, ground rent is currently £200 per annum and maintenance is currently £1500 per annum (info provided 08/04/25). Please note whilst given in the best of faith this information has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



KEY POINTS

- First floor apartment
- Allocated parking
- No onward chain
- Open plan living space
- Double Glazing & Gas Central Heating



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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