

1 Bed Flat In 15 Nelson Road Westbourne, Bournemouth, BH4 9JA £184,950



# SHORT DESCRIPTION

Property Ref: 15209 Investor-ready 1 bedroom flat with 6.4% gross yield at asking price 985pcm proven rent, allocated private parking, long 989 year lease with share of freehold, fully furnished, gas central heating, no forward chain, in a converted period building, with excellent tenant in situ but vacant possession available by agreement. Nelson Road is a well-presented, fully furnished 1st floor flat in a converted period building, ideally located just outside the desirable upmarket Westbourne town centre. It features high ceilings and bay windows for excellent natural light. The spacious bedroom comfortably fits a super king bed with space for wardrobes and other furniture. The open plan lounge and kitchen layout is practical and well proportioned. Gas central heating is installed throughout. Allocated private off road parking is included, along with access to a shared garden area with lawn and seating. The property benefits from a long lease of approximately 989 years remaining with share of freehold, and is ready to let immediately with an immaculate tenant in situ providing proven rental income of 985pcm. Vacant possession is also available by agreement. Pets are permitted under the lease. Service charge is approx. £800 per year. Council Tax Band B. The location offers excellent access on foot. A two minute walk to Westbourne town centre. Directly behind the property is a green garden walk all the way into Bournemouth town centre, while in front from the town centre, a path leads down to Alum Chine Beach. The lounge contains a pouffe which turns into a spare bed. The bedroom currently also contains a bunk bed, which can easily be removed to create additional space or a dedicated desk work area, offering flexibility to suit different needs. Key Features: • 6.4% gross yield at asking price 985pcm proven rent • Excellent tenant in situ with vacant possession available by agreement • Allocated private off road parking space • High ceilings and bay windows • Spacious bedroom fits super king bed • Open plan kitchen and lounge • Gas central heating • Long lease approx. 989 years remaining with share of freehold • Fully furnished • No forward chain • Pets permitted under the lease • Service charge approx. £800 per year • Council Tax Band B • Shared garden with lawn and seating • Storage space • Excellent Westbourne location with walks to Bournemouth centre and Alum Chine Beach • Converted period building Lounge approx. 13' 2" x 12' (4.01m x 3.66m) into bay Bedroom approx. 13' 4" x 13' 2" (4.06m x 4.01m) with bay window Property Type: Flat Full selling price: £184950.00 Pricing Options: Offers in excess of Tenure: Share of Freehold Council tax band: B EPC rating: C Measurement:438.5 sq.ft Outside Space: Communal Garden, Rear Garden Parking: Allocated, Driveway, Off street Heating Type: Gas Central Heating, Double Glazing, Oil Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted -----

1

Bed Room(s)

1

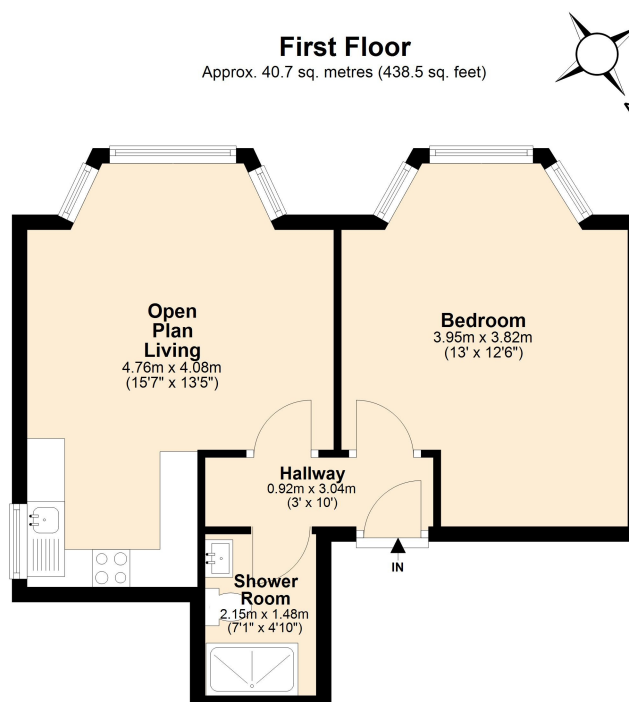
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area: approx. 40.7 sq. metres (438.5 sq. feet)

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	42 square metres

## Rules on letting this property

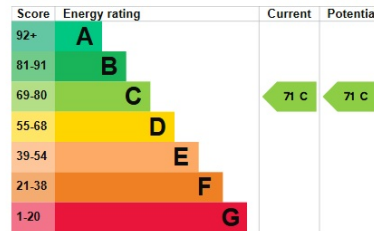
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.