



**Our Ref: H11152**

**WRENWOOD HOTEL**  
**11 FLORENCE ROAD**  
**BOSCOMBE**  
**BOURNEMOUTH**  
**DORSET**

<b>LOCATION</b>	Sovereign Shopping Centre approx. 450 yards. Boscombe Pier approx. 650 yards. Travel Interchange approx. 1½ miles. Bournemouth International Centre just over 2 miles.
<b>FEATURES</b>	Situated between shops and pier. Double glazing. Off road car parking. South facing rear garden and patio area. <b>Substantial 3 bedroom owners accommodation.</b> Re-tiled roof. Full gas fired central heating. Ideal home and income. <b>Residential Development opportunity.</b> In need of refurbishment.
<b>SUMMARY OF ACCOMMODATION</b>	10 Letting Bedrooms (all en-suite). Reception Area. Residents Lounge. Dining Room. Kitchen. Owners 3/4 Bedrooms, Lounge & Conservatory Accommodation.
<b>TRADING &amp; BUSINESS</b>	The property is offered fully vacant.
<b>LICENCES/ PERMISSIONS</b>	Planning consent has recently been granted for 11 flats (3 holiday flats) and prior to this for 2 additional letting rooms above the dining room.
<b>WEBSITE ADDRESS</b>	<a href="http://www.wrenwood.co.uk">www.wrenwood.co.uk</a>
<b>RATEABLE VALUE</b>	£6,900 at the Uniform Business Rate of 45.8p in the £ for 2008/09 and qualifying for small business relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.
<b>TENURE</b>	FREEHOLD.
<b>PRICE</b>	£585,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

IP602042

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

GROUND FLOOR

Entrance Foyer with tiled floor, raised plant display, brochure display. Double doors to:

**RECEPTION HALL** With wall lights, display niche, roof light. **Reception Area** with fitted desk, under stairs storage. **Cloakroom**.

**BRIGHT DINING ROOM** Suitable for 26 covers, 2 roof lights, wall lights, fitted bar/breakfast servery, fitted shelving, hatch to Cellar. Sliding doors to patio. Archway to:

**RESIDENTS LOUNGE** Suitable for 14 persons, fitted bench seating, television point, wall lighting, stained glass windows, feature Inglenook fireplace, ornate decorative ceiling and ceiling rose.

OWNERS ACCOMMODATION

Hallway with fire alarm control panel. **Lounge** comfortably seating 6 persons, ornate decorative ceiling and ceiling rose, television point, fitted shelving, fire surround, spot lighting. **Large Conservatory Dining Room** with tiled floor, double doors to rear garden, wall lighting and extractor fan. **Bathroom** fully tiled with matching suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC. **Utility Room** with plumbing for washing machine, fitted shelving. **Bedroom 1** DOUBLE with corner bay window, walk in wardrobe. **Bedroom 2** SINGLE with direct access to the garage, **en-suite bathroom**. **Bedroom 3** SINGLE. **Office/Bedroom 4** off SINGLE.

**KITCHEN** With range of wall mounted and fitted base units with stainless steel work surfaces over, double bowl double drainer sink unit, recess fitted dry food cupboard, wash hand basin. Door to side.

**CELLAR** (Accessed via rear garden or from Bar) With power and lighting, telephone point, television point.

Stairs from Reception Area to:

FIRST FLOOR

**Landing** With recessed fitted linen cupboard with fitted shelving.

**BEDROOM 1** FAMILY 4 (Bunks) with bay window, pedestal wash hand basin, **en-suite shower room**.

**BEDROOM 2** DOUBLE with wash hand basin, **en-suite shower room**.

**BEDROOM 3** DOUBLE with pedestal wash hand basin, **en-suite shower room**.

**BEDROOM 4** FAMILY 4 (Bunks and Double Bed) with pedestal wash hand basin, fitted wardrobes, **en-suite shower room**.

**BEDROOM 5** FAMILY 4 (Bunks and Double Bed) with airing cupboard, **en-suite shower room** with power shower.

**BEDROOM 6** FAMILY 3 with corner bay window, **en-suite shower room**.

**Half Landing** Access to fire escape and flat roof.

SECOND FLOOR

**BEDROOM 7** DOUBLE with **en-suite shower room**.

**BEDROOM 8** DOUBLE with original fire surround, pedestal wash hand basin, fitted wardrobe, **en-suite shower room** with power shower.

**BEDROOM 9** FAMILY 3 with dormer window, **en-suite shower room**.

**BEDROOM 10** FAMILY 4 (Bunks) with **en-suite bathroom**.

**LARGE STORE ROOM** Which could be incorporated into Room 10.

OUTSIDE

Sliding patio doors from the Dining Room provide access onto rear patio area. Steps lead down to the south facing garden which is mainly laid to lawn with a variety of established trees and shrubs to Storage Shed and Caravan. To the side of the property there is a single garage with electric up and over door. **Boiler Room** with lagged hot water cylinder and gas fired boiler. To the front of the property there is off road car parking for up to 7 vehicles.