

**Our Ref: H11476**



**129 LOWTHER ROAD  
CHARMINSTER  
BOURNEMOUTH  
DORSET**

<b>LOCATION</b>	Charminster shopping thoroughfare within 250 yards. Mainline Railway Station approx. ¾ mile. Lansdowne Business District approx. 1 mile. Bournemouth Square just over 1 mile. Wallisdown University Campus approx. 1½ miles.
<b>FEATURES</b>	Substantial detached property in popular residential area. Full gas fired central heating. UPVC double glazing. Re-tiled roof. Recent fire certificate and NICEIC. HMO licence for 9 households. Passenger lift. Secure off road parking and garage. Full vacant possession if required. Considered suitable for residential conversion or redevelopment.
<b>SUMMARY OF ACCOMMODATION</b>	2 x 2 bedroom Flats (currently arranged as 5 letting units with shared lounge) and 6 self contained Flatlets.
<b>TRADING &amp; BUSINESS</b>	When fully let, we are informed that the property generates an income in excess of £50,000 per annum. We have not had sight of accounting information to verify this.
<b>LICENCES/ PERMISSIONS</b>	An HMO Licence for 9 households is held. We understand that plans have been drawn for a new build scheme of 4 x 2 bedroom and 4 x 1 bedroom flats. These plans have not been submitted to the Local Authority.
<b>RATEABLE VALUE</b>	Council Tax "F". Information taken from the Valuation Office Agency website.
<b>TENURE</b>	FREEHOLD.
<b>PRICE</b>	£525,000 to include furnishings, fittings and equipment as per inventory to be prepared.

IP901001

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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.

UPVC Entrance Porch/Conservatory opening into:

<b>ENTRANCE HALL</b>	With fire alarm control panel, access to passenger lift.
<b><u>UNIT 1</u></b>	With <b>Kitchenette</b> and <b>Shower Room</b> .
<b><u>UNIT 2</u></b>	With splayed bay window. <b>Kitchenette</b> and <b>Shower Room</b> .
<b><u>UNIT 3</u></b>	With <b>Kitchenette</b> and <b>Shower Room</b> .
<b>SPACIOUS SHARED KITCHEN</b>	Fully equipped with extensive range of fitted storage units.
<b><u>UNIT 4A</u></b>	With <b>en-suite Cloakroom</b> .
<b><u>UNIT 4B</u></b>	With <b>en-suite Cloakroom</b> .
<b><u>UNIT 4C</u></b>	With <b>en-suite Cloakroom</b> .
<b>SHARED BATHROOM</b>	With WC.
<b>OFFICE/WALK IN STORE ROOM</b>	

### FIRST FLOOR

<b>Landing</b>	With passenger lift access.
<b><u>UNIT 5</u></b>	With <b>Kitchenette</b> and <b>Shower Room</b> .
<b><u>UNIT 6</u></b>	With <b>Kitchenette</b> and <b>Bathroom</b> .
<b><u>UNIT 7</u></b>	With <b>Kitchenette</b> and <b>Bathroom</b> .
<b><u>UNIT 8A</u></b>	With <b>en-suite Cloakroom</b> .
<b>SHARED BATHROOM</b>	With WC.
<b>SHARED KITCHEN</b>	Fully equipped with range of fitted storage units, walk in pantry/food store.
<b>SHARED LOUNGE</b>	Extremely spacious room with splayed bay window. <b>NB</b> This room would make a superior letting unit.

### SECOND FLOOR

<b><u>UNIT 8C</u></b>	
<b>PRIVATE SHOWER ROOM</b>	With WC.

### OUTSIDE

To the front of the property there is a block paved forecourt behind a dwarf brick wall, whilst a narrow driveway leads to the rear of the property with a further 2 car parking spaces, detached garage and garden area with ornamental pond.