

FOR SALE

Flat 2, 40 Tregonwell Road,  
Bournemouth, Dorset BH2 5NT



PHILIPPA SOLE



£337,950

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Currently used as an Air B&B  
(contents by separate negotiation)

350 metres to Bournemouth Beach

2 Double bedroom ground floor  
apartment

Lounge / dining room with access  
onto garden terrace

Private patio and separate garden

Ensuite to main bedroom &  
separate bathroom

Allocated parking space

Pet friendly

Council Tax Band A - £1,365.49

Maintenance £2,300pa and Ground  
Rent £250pa

Leasehold

## About this property

AIR B & B and Pet friendly, this charming two double bedroom ground floor apartment with 2 private patio areas is located 250 metres from Bournemouth town centre and just 350 metres from Bournemouth's award winning beach.

This charming two double bedroom holiday home is currently used as an Air B&B and can be acquired with the existing bookings for the summer. The large living & dining room has direct access onto a private patio with faux grass and table and chairs for alfresco dining. The modern kitchen extends into the hallway housing the integrated fridge, washing machine and dishwasher. The main bedroom with ensuite shower leads on to a second spacious private patio area. The second double bedroom has a fitted wardrobe and use of the family bathroom opposite. To the front of the property is an allocated parking space. Offered with no forward chain, contents available to purchase by separate negotiation. A fab little 2 bedroom, 2 bathroom apartment with two private outdoor areas, minutes walk from Bournemouth Beach.

## Location

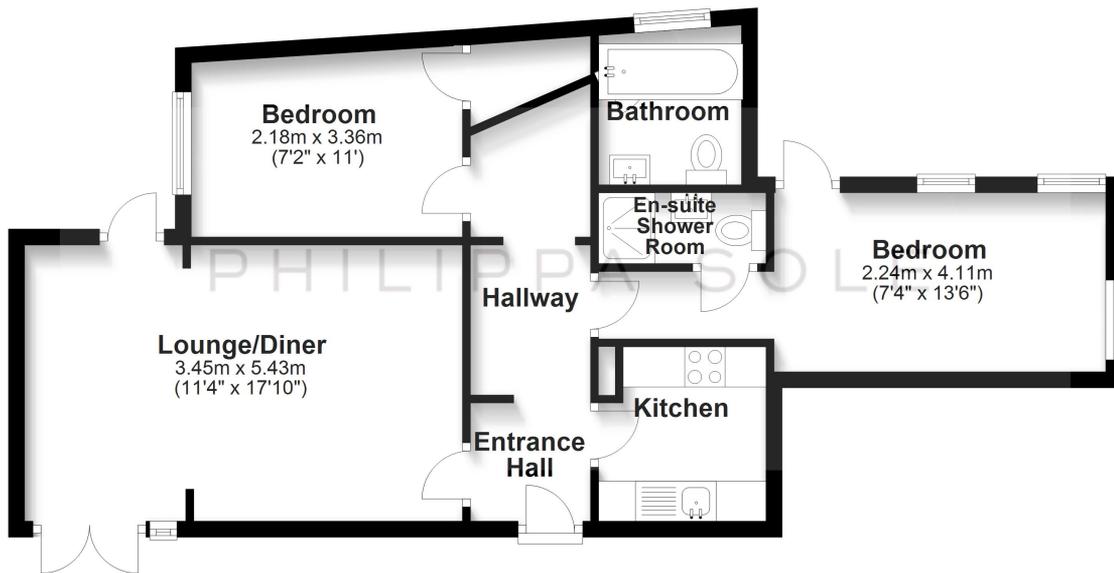
Located in a central position just 350 metres from Bournemouth Promenade and town centre with its extensive leisure facilities, miles of sandy beaches, restaurants, bars and theatre. Bournemouth International Centre (The BIC) hosts globally renowned acts and shows, whilst BHI multiplex centre boasts a state of the art cinema, a choice of eateries and leisure activities.





### Ground Floor

Approx. 58.3 sq. metres (628.1 sq. feet)



Total area: approx. 58.3 sq. metres (628.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# PHILIPPA SOLE

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