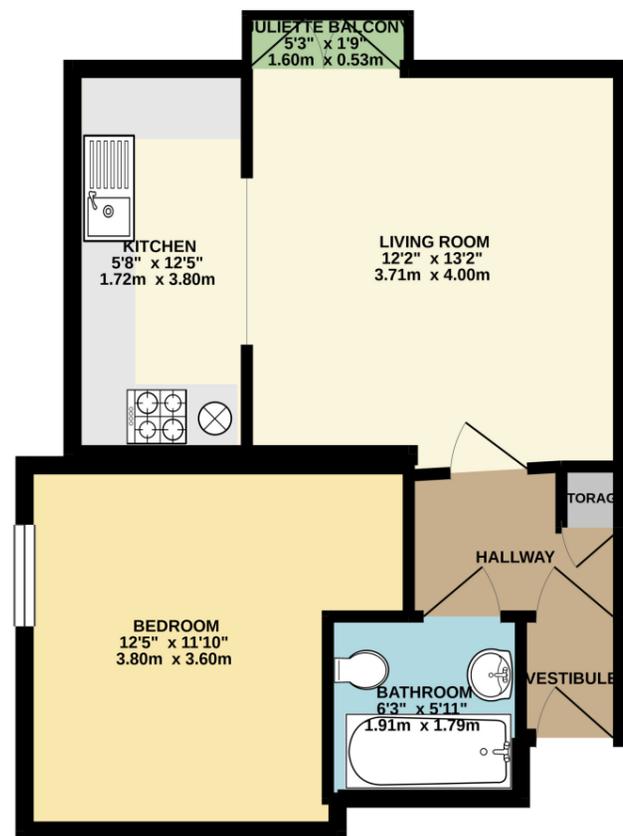


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England, Scotland & Wales  
EU Directive 2002/91/EC

SECOND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 437 sq.ft. (40.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

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Flat 9 Eliza Court 44 Westby Road BH5 1HD

£145,000 Leasehold



## Key Features

- Modern Purpose Built Apartment
- Allocated Off Road Parking
- New 125 year Lease on Completion of Purchase
- Buy to Let Investment Property
- No Forward Chain
- Working Professional Tenant in Occupation

## The Property

The hallway benefits from both a storage cupboard and access to the loft space. Laid with carpet.

Kitchen: 1.7m x 3.8m Fitted kitchen modern fitted with plentiful worktop space. Four ringed gas hob, washbasin, and space for white goods. Tiled floor.

Living Room: 3.7m x 4.0m with a Juliette balcony window.

Bedroom: 3.8m x 3.6m UPVC double glazed window and laid with carpet.

Bathroom: 1.9m x 1.8m with shower over a bath, wash hand basin, and W.C. Tiled flooring and part tiled walls

Tenure: Leasehold Year of construction: Circa: 2007

Maintenance: £1100.00 pa. Predicted rental value: £800.00 pcm. Total internal floor space: 437 SQ.FT

Council tax band: A

## Property Summary

This is a modern one bedroom apartment is an ideal investment property. It is offered for sale with no forward chain and a professional working tenant in occupation.

This purpose-built apartment was built in 2007 and is one of twelve apartments.

Internally this property is light and airy and is in very good order with an open plan kitchen/living room, modern bathroom, double bedroom and also some loft storage space.

## Location

This property is situated in Boscombe close to the high street and not far from the overcliff.

