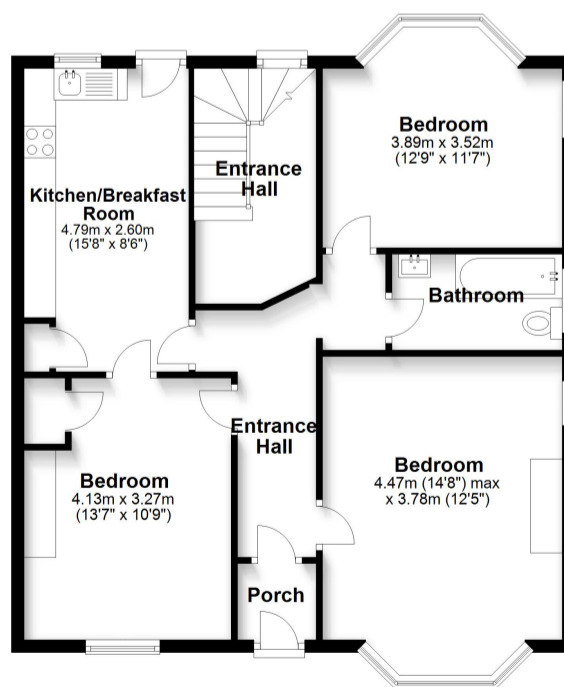




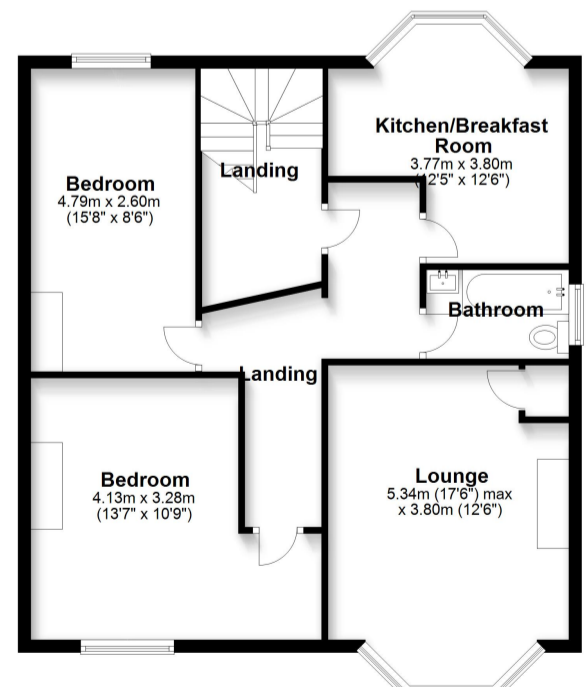
**Ground Floor**

Approx. 76.4 sq. metres (822.4 sq. feet)



**First Floor**

Approx. 77.6 sq. metres (835.3 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.



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## 60 R L Stevenson Avenue, Bournemouth, Dorset BH4 8EG Offers in Excess of £600,000

### The Property

\*\*\*INVESTMENT OPPORTUNITY, LONG STANDING TENANTS\*\*\* Currently arranged as three apartments, the ground floor is vacant, whereas the first and second floor apartments are tenant occupied, these are long standing arrangements - we have not seen sight of any documentation in regards to this. All three properties are in need of complete modernisation. This property is being SOLD AS SEEN!

The property is well located in the heart of Westbourne, a bustling area within walking distance of the beach. Indulge in the wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer. Bournemouth town centre also offers a comprehensive range of shopping facilities and leisure pursuits. For transport links, there are regular bus services operating to surrounding areas and rail stations are conveniently located at both Branksome and Bournemouth.

### AGENTS NOTE - LONG STANDING TENANTS

Please be advised the property is being sold as seen - the ground floor apartment is vacant, the first and second floor are both tenant (long standing) occupied. We have not seen sight of (if any) paperwork associated with this arrangement.

### GROUND FLOOR FLAT

#### ENTRANCE HALL

13' 11" x 3' 10" (4.24m x 1.17m)

#### LIVING ROOM

17' 3" x 12' 8" (5.26m x 3.86m) Timber floor, bay window, blocked off fireplace.

#### KITCHEN

15' 7" x 8' 6" (4.75m x 2.59m) Matching wall and base units with work surface over, part glazed door to the rear garden, inset single drainer sink unit, inset four burner gas hob.

#### BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.20m) Built-in cupboards housing a hot water tank and immersion heater, tiled floor and blocked fireplace.

#### BEDROOM TWO

12' 0" x 11' 5" (3.66m x 3.48m) Parquet floor, bay window.

#### BATHROOM

11' 5" x 8' 6" (3.48m x 2.59m) electric mounted heater, panelled bath, wash hand basin and w.c.

### FIRST FLOOR FLAT, LANDING

### KITCHEN

12' 5" x 10' 7" (3.78m x 3.23m) Bay window, gas boiler, miss matched range of wall and base units with a gas cooker, sink with drainer.

### BATHROOM

8' 0" x 4' 6" (2.44m x 1.37m) Panelled bath, wash hand basin and w.c.

### ADDITIONAL HALLWAY

13' 1" x 4' 0" (3.99m x 1.22m) L shaped with timber boarded floor.

### LIVING ROOM

17' 3" x 12' 1" (5.26m x 3.68m) Bay window, fitted cupboards.

### BEDROOM ONE

18' 3" x 13' 6" (5.56m x 4.11m) Windows.

### BEDROOM TWO

15' 6" x 8' 7" (4.72m x 2.62m) Window.

### SECOND FLOOR FLAT - UNABLE TO GAIN ACCESS

We are informed that this has a floor area of approximately 48 sq metres but must be verified by any potential purchaser prior to exchange of contracts.

### THREE GARAGES AND GARDENS

Front and rear gardens with a parking area to the rear. There are three single garages also which are in need of repair.

### COUNCIL TAX - TO BE CONFIRMED