



KINGSLEY HOTEL, 20 GLEN ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH5 1HR

LOCATION	Cliff Top and Gardens approx. 400 yards. Boscombe pedestrianised shopping precinct, Sovereign Centre and Opera House approx. 600 yards. Boscombe Pier and Surf Reef approx. 750 yards. Bournemouth Square approx. 2 miles.
FEATURES	Well situated between shops and pier. Remote controlled colour televisions (some LCD), Freeview, tea and coffee making facilities, hairdryers and radio clock alarms to letting bedrooms. Re-decorated and mostly re-carpeted in current ownership. Refurbished bath and shower rooms. Gas fired central heating. Part UPVC double glazing. Superior Owners Accommodation. Quality furnishings throughout. New beds, mattresses and bedding in the current ownership. Generous garden. Suitable for residential conversion s.t.p.p. Boscombe Spa Resort Hotels member.
SUMMARY OF ACCOMMODATION	10 Letting Bedrooms (inc. 1 two room suite) all en-suite. Dining Room (20/24 covers). Bar Lounge. 2 Bedroom, 2 Reception Owners Garden Flat.
TRADING & BUSINESS	We are informed the owners choose to trade up to the VAT threshold although there is potential to trade considerably above this.
LICENCES/ PERMISSIONS	We understand a Residential Licence is held. We have not had sight of this document.
WEBSITE ADDRESS	www.kingsleyhotel.co.uk
RATEABLE VALUE	£6,700 at the Uniform Business Rate of 45.8p in the £ for 2008/09. Council Tax Band "A". Information taken from the Valuation Office Agency website.
TENURE	FREEHOLD.
PRICE	£659,950 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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Ref: H11507
IP806081

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.

CONSERVATORY LOUNGE

With guests seating. Feature stained glass door into:

RECEPTION HALL

With feature cornice, under stairs storage cupboard.

DINING ROOM

Comfortably seating 20 covers on modern dining furnishings, wall lighting, splayed bay window, oak effect laminate flooring, guests use fridge freezer, microwave oven, breakfast servery, coffee warmer. Double doors into:

BAR LOUNGE/ DINING ROOM

With splayed bay window, wall lighting, feature cornice, polished fire surround with tiled hearth, Victorian inset and grate, television point, oak effect laminate flooring, modern **fitted bar servery**, stainless steel sink bowl.

**PUBLIC CLOAKROOM**

With low flush WC, wash hand basin.

KITCHEN

With range of storage units, roll edged work surfaces over, extensive fitted shelving, fluorescent strip lighting, insectocutor, tiled flooring, commercial 6 burner gas oven, stainless steel eye level grill, commercial microwave, Bain Marie, hot cupboard, tiled splashbacks, double drainer stainless steel sink unit, commercial dishwasher, telephone point. **Walk in Utility Room/Food Store** with fitted shelving, upright refrigerator, stainless steel sink unit, fitted storage units, tiled floor.

OWNERS ACCOMMODATION

Dining Room with office area, comfortably seating 6 persons, fire alarm control panel. **Inner Hall** with door to side of the property, fly screen, corner wash hand basin, cloaks hanging area, built in airing cupboard. **Newly fitted Wet Room** with fully tiled floors and walls, contemporary close coupled WC, matching wash hand basin, vanity mirror, strip light and shaver point, extractor fan, inset spot lighting, large shower area. Door to **Boiler Room** with 2 gas fired boilers. Split level **Living Room** with oak affect laminate flooring, television point, casement doors onto rear garden. **Master Bedroom** LARGE DOUBLE with picture window over the rear garden, television point, wardrobe recess. **Bedroom 2** DOUBLE with window blind, spot lighting, laminate flooring, built in wardrobe cupboard.

BEDROOM 12

TWIN with en-suite shower room.

FIRST FLOOR**Landing****BEDROOM 1**

SINGLE with pedestal wash hand basin. **Lobby** with built in wardrobe, en-suite cloakroom. Shower cubicle with pivot door enclosure.

BEDROOM 2

LARGE FAMILY 3 with fitted wardrobe, en-suite bathroom with shower attachment.

BEDROOM 3

FAMILY 4 with en-suite shower room.

BEDROOM 5

DOUBLE with en-suite shower room.

BEDROOM 6

TWIN with built in wardrobe. Built in cupboard housing a pre-lagged commercial hot water cylinder (newly installed), television splitter booster, en-suite shower room.

PUBLIC BATHROOM

Fully tiled, vinyl flooring, modern panelled bath, close coupled WC, window blind.

SECOND FLOOR**Landing**

With sky light window, built in linen cupboard, loft access hatch.

BEDROOM 7

LARGE DOUBLE with en-suite shower room.

BEDROOM 8

FAMILY 4 with vanity unit, fitted wardrobe, en-suite shower room.

BEDROOM 10

DOUBLE with double aspect, pedestal wash hand basin, en-suite shower room.

BEDROOM 11

FAMILY ROOM double bedroom with steps down to single bedroom, en-suite bathroom.

OUTSIDE

To the front of the property there is tarmacadam parking for up to 6 vehicles. To the rear of the property there is a large lawned garden screened with mature tree, shrubs and fencing, paved patio, timber Tool Shed, Workshop, Garden Store. Covered **Utility Area** with security gates, 2 washing machines. **Block Built Laundry Room** with 3 tumble dryers, utility top/surface, fitted shelving, fluorescent strip lighting, upright fridge freezer with drinks dispenser, 2 chest freezers, 2 further freezers.

