

Flat 26 The Reef, Boscombe Spa Road, Bournemouth, BH5 1AY



Property overview

Guide Price £325,000

A spacious two bedroom first floor purpose built flat situated in the popular Boscombe Spa area in a modern build development situated conveniently for Boscombe Pier (350m), the beaches of Bournemouth and Southbourne, and popular local restaurants and bars, Bournemouth Town Centre, Bournemouth Train Station (1.3 miles), Boscombe and Southbourne High Streets.

The accommodation offers open plan living space (consisting of kitchen/breakfast, dining and lounge areas with feature double aspect glazing and patio doors to good sized L-shaped balcony), hallway, main bathroom, double second bedroom, and master bedroom with en-suite shower room to master.

The property also features gas fired underfloor heating, double glazing, lift service to all floors, allocated bike/external storage locker and secure undercroft allocated parking space.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Secure gate leading to communal front door (with security entry phone) to communal hallway, stairs and lift to first floor. Door to:

Hallway:

Smoke alarm, underfloor heating control, video entry phone, glazed brick wall borrowing light from living room, cupboard housing gas fired boiler (also providing storage and housing electric consumer unit and meter), laminate flooring, doors to accommodation.

Open Plan Kitchen/Breakfast/Diner Overall: 25' 8" x 18' 1" (7.82m x 5.51m)

Kitchen/Breakfast Area:

Smoke alarm, extractor fan, range of eye and base level units, work surfaces, island incorporating breakfast bar and integrated low-level fridge and freezers, integrated electric oven with four ring gas hob and hood over, one and a half bowl sink/drainers with mixer tap over, integrated washing machine, integrated dish washer, under unit lighting, space for fridge/freezer.

Lounge/Diner Area:

Feature corner aspect glazing incorporating windows and patio doors to front and side aspects to balcony, under floor heating control, zoned lighting, laminate flooring.

Balcony: 21' 5" x 7' 10" narrowing plus side section (6.52m x 2.39m)

Irregular L-shaped (wrap around), enclosed by contemporary glazed balustrade, slabbed floor.

Bathroom:

Extractor fan, fully tiled walls, panelled bath with glazed shower screen and inset mixer shower over, W.C., pedestal wash hand basin with shaving point and mirror over, chrome ladder style towel radiator, tiled floor.

Bedroom Two: 11' 9" x 9' 11" (3.58m x 3.02m)

Feature full height window to front aspect, underfloor heating control.

Bedroom One: 12' 1" max x 16' 0" max (3.68m x 4.87m)

Feature full height window to front aspect, TV point, underfloor heating control, fitted wardrobe, door to:

En-suite Shower Room: 9' 5" x 5' 8" (2.87m x 1.73m)

Extractor fan, fully tiled walls, shower enclosure with mixer shower over, range of fitted bathroom furniture (incorporating sink and W.C. with mirror and shaving point over), chrome ladder style towel radiator, tiled floor.

Externally:

A vehicular entrance (from Boscombe Spa Road) leads to the secure undercroft car park where this is an allocated space for this flat, along with an allocated external bike/storage shed. Lift and stairs lead to the first floor, door to inner lobby, front door to flat.

There is also a secure pedestrian entrance from Owls Road, secure bin store and central courtyard.

Lease Length:

Approximately 108 years remaining.

Ground Rent:

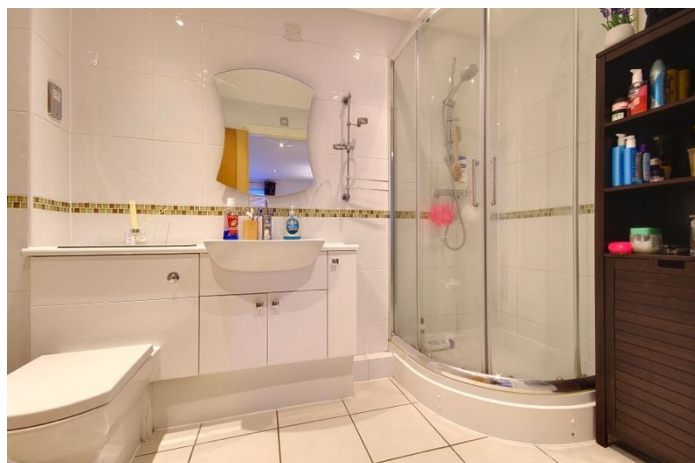
£125 per year

Service Charge:

Approximately £1,800 per year.

Photography







Floor Plan



EPC

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
Flat 28 The Reef 16 Boscombe Spa Road BOURNEMOUTH BH5 1AY	Energy rating B	Valid until: 1 February 2032 Certificate number: 0360-2612-4120-2102-7361																																
Property type	Mid-floor flat																																	
Total floor area	88 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is B. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
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		For properties in England and Wales: the average energy rating is D the average energy score is 60																																

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

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