

# 63 Shaftesbury Road Bournemouth, BH8 8SU





# Property overview

**Guide Price £250,000**

An extensively refurbished and reconfigured first floor flat with ground floor entrance and Share of Freehold situated in the popular Charminster area, convenient for Queens Park Golf Course (0.3 Miles), QP Play Park (0.18 Miles), Bournemouth Town Centre (2.0 miles), Bournemouth Beach (1.5 Miles Walking), the Asda / Travel Interchange (Road/Rail/Bus/Coach) (1.5 miles), and all other travel routes.

The accommodation offers entrance hall, stairs to first floor, modern kitchen/diner with integrated appliances, high specification shower room, main bedroom with study/office (potential en-suite), second bedroom (able to accommodate a double bed), and lounge/diner with direct access to garden via external spiral staircase.

The property which had been refurbished by the current vendors, also benefits from private south facing rear garden, large car port for two cars, gas fired central heating (with modern combination boiler), modern electrics, double glazing, thermo-efficient/acoustically insulated floors, good sized loft for storage (potentially could be converted into two rooms and bathroom STPP), remainder of 999 year lease, pet friendly, share of freehold, and no forward chain.



# Accommodation

## Entrance Via:

Communal front door to communal entrance lobby, door to:

Entrance Hall: 9' 1" x 4' 10" (2.77m x 1.47m)

Inset spotlights, door to cupboard providing storage, radiator, laminate flooring, stairs to first floor, (obscured window to side aspect on stairs recess), door to:

Kitchen/Breakfast/Dining Room Overall: 14' 4" max x 12' 8" max (4.37m x 3.86m)

Insulated hatch with ladder to good sized loft, part boarded for storage and fully insulated. Loft could be converted STPP (would be accessed by stairs from the dining area, potentially two rooms and a bathroom).

## Dining Area:

Pendant light, panelled wall - with glazed/leaded light (borrowing light from stair recess), laminate flooring.

## Kitchen/Breakfast Area:

Inset spotlights, window to side aspect, vertical radiator, range of eye and base level units, solid Ash wooden work top incorporating small breakfast bar, four ring gas hob and hood over, space and plumbing for integrated washing machine, sink/drainage with mixer tap over, integrated slim-line dishwasher, integrated fridge/freezer, integrated electric oven and microwave/combo oven, laminate flooring, doors to accommodation:

Bedroom Two: 11' 3" x 6' 5" (3.43m x 1.95m)

Windows to side and rear aspects, vertical radiator, laminate flooring, high level electric consumer unit.

Living Room: 16' 1" max x 10' 6" max (4.90m x 3.20m)

Inset spotlights, TV point, laminate flooring, triple window to rear aspect, vertical radiator, French door to side aspect leading to external spiral staircase to rear garden.

Shower Room: 7' 5" max x 5' 7" max (2.26m x 1.70m)

Fully tiled (Porcelanosa), inset spotlights, window to side aspect with bamboo sill, sink with bamboo work top with storage below and mirror cabinet over (with concealed recess housing gas fired combination boiler behind), floating W.C. with concealed cistern, walk in shower recess with glazed partition (overhead and hand shower over), chrome ladder style "dual-fuel" towel radiator, tiled floor.

Bedroom One: 13' 2" max x 11' 4" (4.01m x 3.45m)

Bay window to front aspect, radiator, laminate flooring, door to:

Office/Study (Potential En-Suite): 5' 10" x 5' 8" (1.78m x 1.73m)

Window to front aspect, radiator. Plumbing is accessible to create an en-suite to master in this space.

## External Front:

Path to communal front door, hardstanding leading to:

Car Port: 36' 7" x 9' 10" to boundary (11.14m x 2.99m)

Up and over door, sloping polycarbonate roof, car parking. (The ground floor flat has right of way to access their gas and electric meters to take readings). Leads to:

Rear Garden: 47' 0" max to back of patio x 36' 8" (14.31m x 11.17m)

South facing with direct access, mainly laid to lawn (accessible via external wrought iron spiral staircase from living room). Enclosed by timber fencing.

## Tenure:

Share of Freehold.

## Lease Length:

Remainder of 999 years.

## Maintenance:

On an "As and When Basis" split between the two flats.

## Building Insurance:

£170.00 per year.

## AGENTS NOTE REGARDING WORKS:

The vendors have extensively refurbished and reconfigured the property. Works include re-plastering, plumbing (including radiators and new boiler – 3 years warranty), shower room, kitchen (some appliances have 1 year remaining warranty), electrics, flooring (laminate flooring with acoustic board), woodwork (door linings, internal doors, skirting etc.), double glazing and decoration. This is not an exhaustive list.

# Photography











# Floor Plan

# EPC



06/02/2022, 22:29 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
First Floor Flat 63 Shaftesbury Road BOURNEMOUTH BH8 8SU	Energy rating <b>E</b>	Valid until: 17 March 2024 Certificate number: 0827-2818-7372-9094-6541
Property type	Top-floor flat	
Total floor area	63 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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