

Flat 3 4 Annerley Road Bournemouth, BH1 3PG



Property overview

Guide Price £150,000

A spacious one bedroom first floor flat requiring cosmetic updating, situated conveniently for Bournemouth Town Centre, Bournemouth Travel Interchange (rail, road, coach, bus), road travel links including the Wessex Way and walking distance to Bournemouth Beaches (0.5 miles).

The accommodation which offers hallway, lounge with South facing bay window, kitchen, bathroom and bedroom with further South facing bay window.

The property also benefits from double glazing, allocated off road parking space, and is being sold with a newly extended lease.

NO FORWARD CHAIN.



Accommodation

Entrance Via:

Communal front door to inner lobby, door to communal hallway, stairs to first floor landing, door to inner lobby, front door to:

Hallway:

Cupboard housing electric consumer unit and fuse box, cupboard housing hot water tank (also providing shelving and storage), doors to accommodation.

Living Room:

Picture rail, South facing bay window to side aspect, night storage heater, TV point, telephone point, feature fire surround.

Kitchen:

Picture rail, window to front aspect, part tiled walls, range of eye and base level units, roll edged work surfaces, integrated electric oven with four ring gas hob and hood over, space and plumbing for washing machine, space for fridge/freezer, sink/drainage with mixer tap over.

Bedroom:

Picture rail, South facing bay window to side aspect, night storage heater, telephone point, wardrobe.

Bathroom:

Picture rail, obscured window to front aspect, part tiled and wood panelled walls, panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin, W.C., night storage heater (with shelf, mirror and shaving light point over).

Externally:

There is a residents' car park with one allocated space for this flat.

Lease Length:

The flat is being offered with a newly extended lease.

Service Charge:

£500 per year.

Ground Rent:

TBC

Council Tax Band:

A

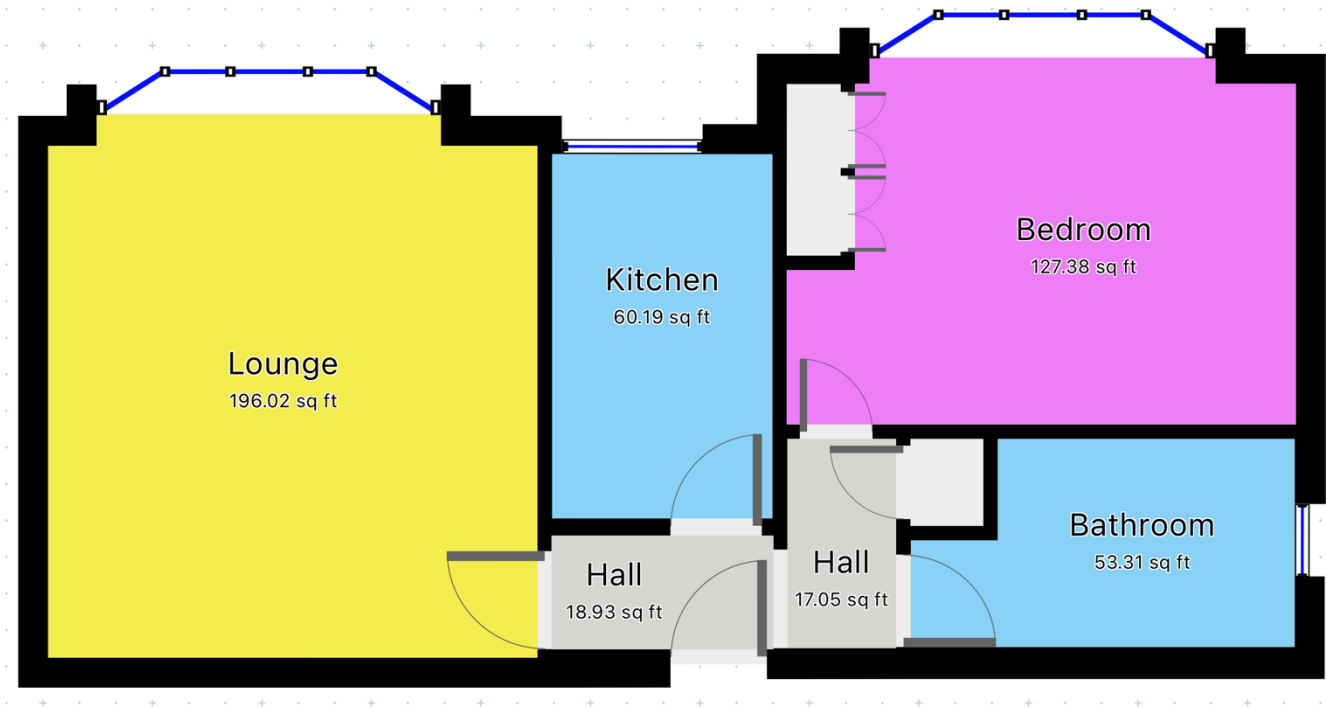
Photography







Floor Plan



EPC

10/03/2022, 16:25

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

Energy performance certificate (EPC)

Flat 9
4 Avenley Road
BOURNEMOUTH
BH1 3PG

Energy rating
E

Valid until: 8 June 2028
Certificate number: 8805-8214-3529-7207-0663

Property type

Mid-floor flat

Total floor area

46 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.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

481

E

480

C

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8805-8214-3529-7207-0663/print#true>

1/5

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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