



# Flat 5 10 Bradburne Road Bournemouth, BH2 5ST



# Property overview

## Guide Price £220,000

A very well presented two bedroom first floor flat overlooking Bournemouth Tennis Courts ideally situated within easy walking distance of West Cliff, Westbourne and Bournemouth town centre, and Bournemouth's award winning beaches with easy access to the Wessex Way and Bournemouth travel interchange (mainline rail, national coach, road and bus network).

The accommodation offers lounge, modern kitchen, refurbished bathroom, hallway and two double bedrooms.

The property also benefits from rear aspect over Bournemouth gardens/tennis courts, gas fired central heating (with 'Megaflo' system recently installed), allocated off road parking and communal patio and garden.

Offered with No Forward Chain and Share of Freehold.



# Accommodation

## Entrance Via:

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

## Hallway:

Smoke alarm, door to high level storage above kitchen, radiator, security entry phone system, cupboard housing electric fuse box, central heating thermostat, doors to accommodation.

## Living Room: 16' 0" max x 11' 5" (4.87m x 3.48m)

Two feature sash windows to rear aspect with views over Bournemouth tennis courts/gardens, dado rail, feature fire surround (restored), radiator, telephone point.

## Kitchen: 8' 1" x 7' 4" (2.46m x 2.23m)

Eye and base level units, tiled walls, under unit LED lighting, integrated microwave, electric oven with four ring gas hob and hood over, drawer unit, corner carousel, integrated slim line dishwasher, integrated washing machine, integrated fridge/freezer, one and a half bowl ceramic sink with mixer tap over, tiled floor.

## Bedroom One: 12' 6" max x 9' 1" (3.81m x 2.77m)

Sash window to rear aspect with views over Bournemouth tennis courts/gardens, radiator.

## Bedroom Two: 11' 0" x 9' 5" plus wardrobes (3.35m x 2.87m)

Window to front aspect, range of cupboards (providing storage and hanging space, airing cupboard (gas fired Worcester boiler and 'Megaflo' cylinder), high level shelving with library style ladder, radiator.

## Bathroom: 8' 2" x 4' 6" (2.49m x 1.37m)

Extractor fan, fully tiled walls, inset contemporary sink with drawer below, floating W.C. with concealed cistern and mirror cabinet over, panelled bath with glazed shower screen, inset shower with hand and rainfall shower heads over, toiletry recess with LED lighting, brass effect ladder style towel radiator, tiled floor.

## Externally:

The front is laid to hardstanding where there is allocated parking for residents'. There is one parking space allocated to this flat. Path and steps lead to large communal patio area. Slope leads to further communal garden area which is laid to lawn and enclosed by stone balustrade.

## Tenure:

Share of Freehold with lease.

## Service Charge:

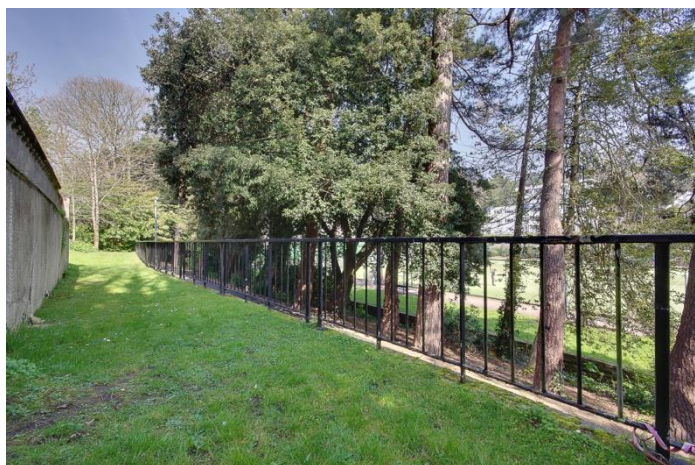
2 payments of £2,000 per year. £130.5k approximately in the reserve fund, £6.6k in funds for intermediary works.

The Service charge was raised to pay for major works which include handrails, slabs being fitted to steps, rear communal patio to be completely renovated and replaced and related drainage reconfiguration.

# Photography







# Floor Plan

# EPC



13/04/2022, 00:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 8 Willow Mead Wildern Lane Hedge End SOUTHAMPTON SO30 4RB	Energy rating <b>C</b>	This certificate expired on: 29 June 2019 Certificate number 0365-2840-6967-0271-0185

Total floor area Not recorded

### Rules on letting this property

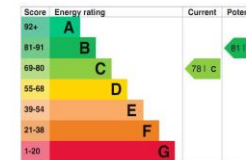
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0365-2840-6967-0271-0185?primeuse>

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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 should be requested from the agents.

# Contact

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