



194C Holdenhurst Road Bournemouth, BH8 8AS



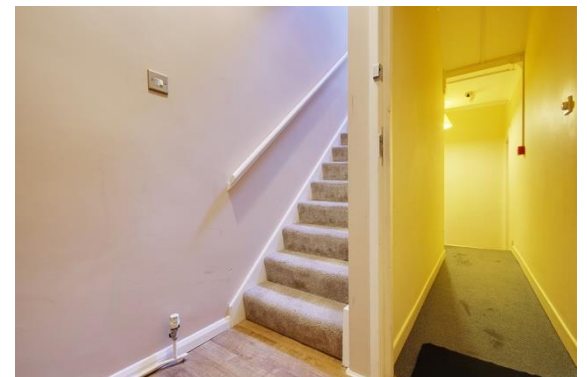
Property Overview

Guide Price £150,000

A well presented first and second floor split level flat situated conveniently for Bournemouth Town Centre, Bournemouth Beach, the Asda / Travel Interchange (Road/Rail/Bus/Coach), and all other travel routes.

The accommodation offers first floor entrance lobby, split level second floor landing, two bedrooms, kitchen, bathroom, and living room.

The property also benefits from gas fired central heating, double glazing, long 180-year lease (approx.), and no forward chain.



Accommodation

Entrance Via:

Communal front door with security entry phone to first floor communal landing, door to:

First Floor Entrance Lobby: 5' 6" x 4' 11" (1.68m x 1.50m)

Boxing (housing, electric fuse box and trip switch), plumbing for radiator, laminate flooring, stairs to:

Split-Level Landing: 12' 0" max x 5' 8" max (3.65m x 1.73m)

Velux style window, service hatch, smoke alarm, door to cupboard (providing storage also housing gas fired combination boiler, also serves as wardrobe space with double hanging rails), doors to accommodation.

Bedroom One: 12' 1" x 9' 1" (3.68m x 2.77m)

Restricted head height, Velux style window to rear aspect, window to side aspect, radiator, laminate flooring.

Kitchen: 9' 8" x 6' 3" (2.94m x 1.90m)

Part sloped ceiling, Velux window to front aspect, part tiled walls, range of eye and base level units, work surface, integrated electric oven with four ring gas hob and hood over, space for appliances (including washing machine, low-level fridge and low-level freezer), stainless steel sink/drainer with mixer tap over, radiator, tiled flooring.

Inner Lobby: 5' 0" x 4' 0" (1.52m x 1.22m)

Security entry phone, laminate flooring, doors to accommodation.

Living Room: 14' 10" max into bay x 9' 3" plus recess (4.52m x 2.82m)

Bay window to front aspect, cupboard (providing storage), radiator, TV point, Virgin point, laminate flooring.

Bathroom: 6' 8" x 5' 0" (2.03m x 1.52m)

Extractor fan, part tiled walls, wash hand basin (with storage below and mirror cabinet over), WC, panelled bath (with mixer shower attachment over), ladder style towel radiator.

Bedroom Two: 11' 2" x 6' 6" (3.40m x 1.98m)

Part sloped ceiling, window to rear aspect, radiator, laminate flooring.

Tenure:

Lease with approximately 154 years remaining.

Ground Rent:

None.

Service Charge:

£2,000 per year (approx.).

Photography

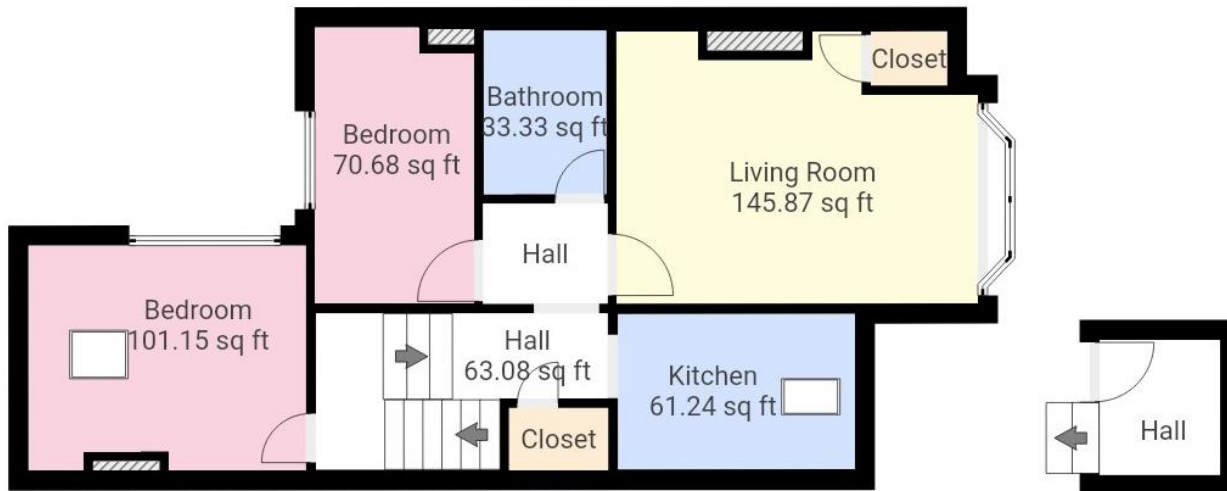








Floor Plan



EPC

Energy performance certificate (EPC)

194c, Holdenhurst Road BOURNEMOUTH BH8 8AS	Energy rating D	Valid until: 7 November 2027 Certificate number: 0738-1937-6299-6373-7960
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Property type: Top-floor flat

Total floor area: 50 square metres

Rules on letting this property

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

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 D. It has the potential to be C.

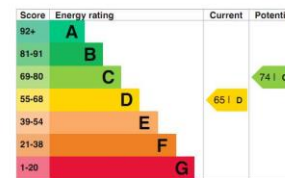
[See how to improve this property's energy performance.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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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