

18 Amberley Court, Bath Road, Bournemouth, BH1 2NL



Property overview

Guide Price £220,000

A Fifth floor three bedroom apartment ideally situated at the top of Bath Hill. Close to Bournemouth Town Centre (160 Yards), Bournemouth Beaches (0.3 miles), Bournemouth Travel Interchange - road, rail, coach (0.8 miles), and travel routes to Poole (5.9 miles), Christchurch (7.1 miles), Southbourne (2.6 miles), Westbourne (2.4 miles) and London.

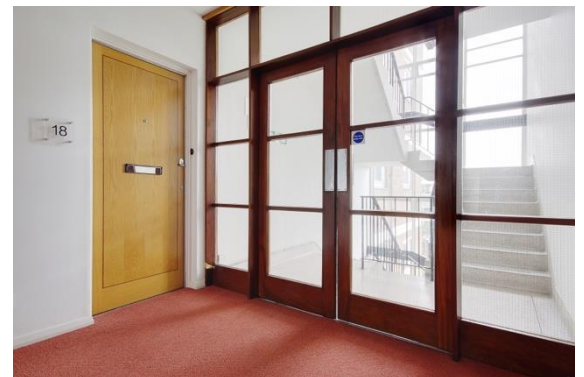
The accommodation offers three bedrooms (all able to accommodate double beds), 25'2" triple aspect lounge/diner with South/Westerly facing balcony, kitchen, modern bathroom with W.C., additional modern separate W.C., two large storage cupboards, cloak cupboard and entrance hall.

The property also benefits from partial sea views towards the Purbeck's, double glazing, and lift service.

Share of freehold, long lease, and allocated parking.

The property is being offered with no forward chain and vacant possession.

Cash buyers only - see agents note 'Declaration of Works'.



Accommodation

Entrance Hallway 10' 9" x 5' 7" (3.27m x 1.70m)

Smoke alarm, security entry phone, night storage heater, storage cupboard 3 with shelving and providing storage, doors WC & bathroom, doors to accommodation opening to:

Inner Hallway:

Night storage heater, doors to accommodation, doors to cupboards one and two.

Cupboard One: 5' 1" x 2' 10" (1.55m x 0.86m)

Light point, slatted shelving, additional storage.

Cupboard Two: 5' 1" x 3' 10" (1.55m x 1.17m)

Light point, shelving storage and hanging space, also housing electric consumer unit and meters.

WC: 4' 9" x 2' 8" (1.45m x 0.81m)

Extractor fan, WC, wash hand basin with storage below and mirror above, laminate flooring.

Bathroom: 7' 4" x 5' 6" max (2.23m x 1.68m)

Extractor fan, fully tiled walls, WC, wash hand basin with storage below and illuminated vanity mirror over, panelled bath with Bristan Bliss electric shower over and glazed shower screen, toiletry shelf, towel rail, chrome ladder style towel radiator, laminate flooring.

Bedroom One: 13' 11" x 12' 10" (4.24m x 3.91m)

Window to side aspect with partial seaview towards the Purbecks, Range of fitted wardrobes and bedroom furniture.

Bedroom Two: 13' 11" x 9' 1" (4.24m x 2.77m)

Window to side aspect with partial sea view towards the Purbeck's, Shelving, cupboard providing shelving hanging and storage space.

Bedroom Three: 9' 1" x 7' 9" (2.77m x 2.36m)

Currently used as study. Window to side aspect with partial sea view towards the Purbeck's, range of shelving.

Kitchen: 11' 9" x 7' 2" (3.58m x 2.18m)

Range of wall and base units, shelving, work surfaces, integrated electric oven and microwave, in set four ring hob with hood over, space and plumbing for appliances dishwasher, washing machine, tumble dryer, low level fridge, stainless steel 1 1/2 bowl sink drainer with mixer tap over, serving hatch to dining area, window to side aspect with elevated views.

Lounge/Diner: 25' 3" max x 12' 2" max plus door recess (7.69m x 3.71m)

Triple aspect with elevated views and partial sea views towards the Purbeck's, night storage heater, TV points, door to:

Balcony: 6' 9" x 6' 6" (2.06m x 1.98m)

South westerly facing, laid to tiles, enclosed by wrought iron and glazed balustrade.

Service Charge:

Approx. 981 years remaining

Ground Rent

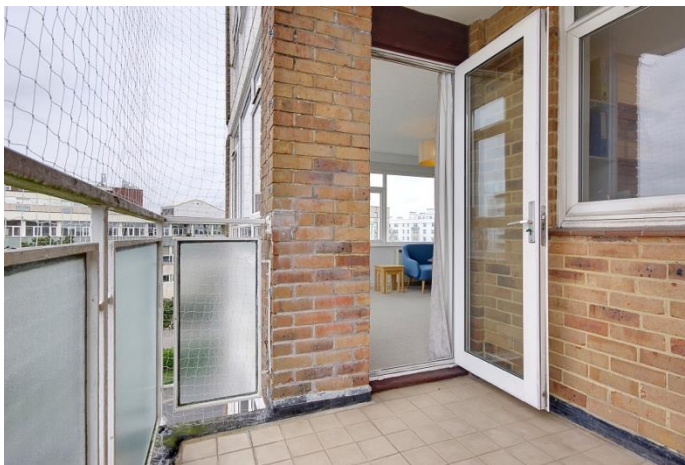
Peppercorn

Declaration or works:

The Residents' Board is planning maintenance work to the brickwork on the exterior of the building over the coming years. This will likely result in an extra levy on each flat in the building. The costs being discussed are reflected in our low guide price. We believe that this may affect current mortgageability and are therefore offering this opportunity to cash buyers only.

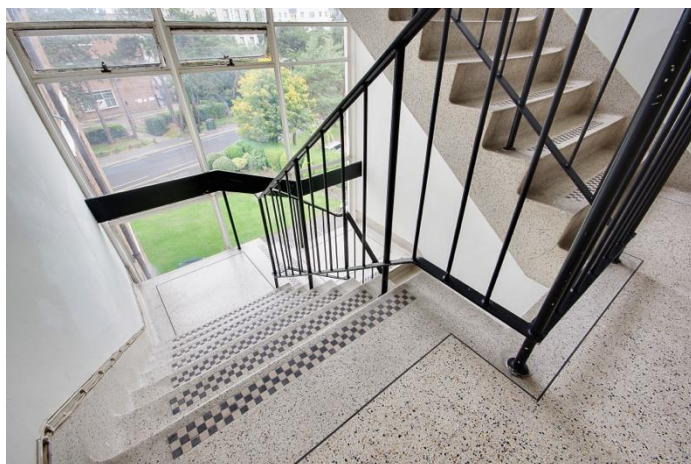
Photography



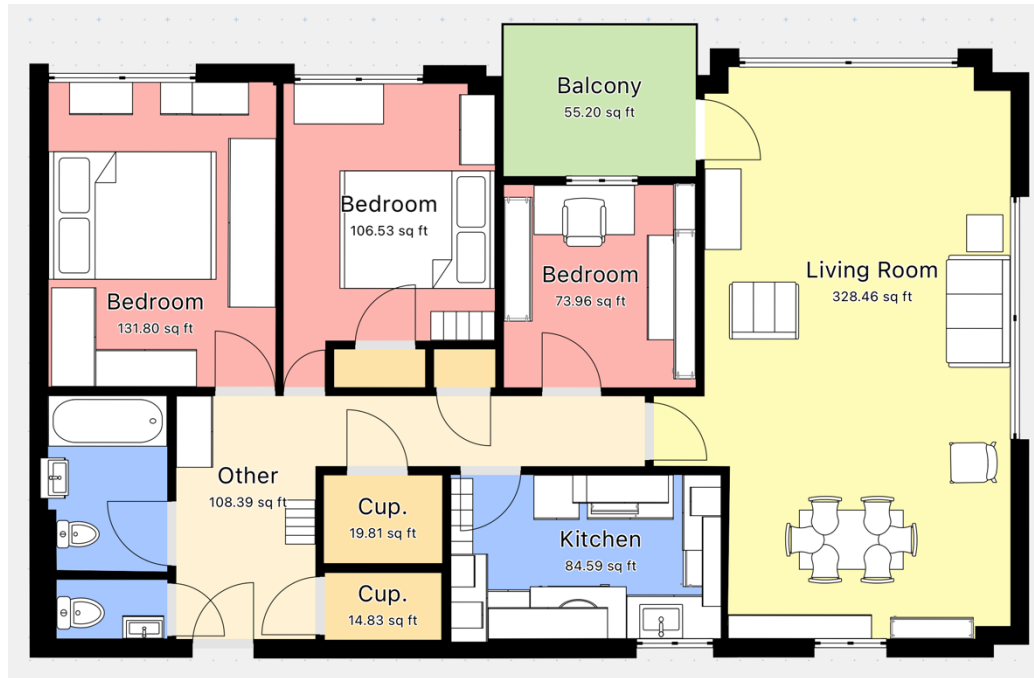








Floor Plan



EPC

18 Amberley Court Bath Road BOURNEMOUTH BH1 2NL	Energy rating D	Valid until: 20 April 2027
		Certificate number: 2398-1072-7294-5013-9920

Property type	Mid-floor flat
Total floor area	93 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 rating and score

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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