

**Flat 22 Fernbank, St. Stephens Road,
Bournemouth, BH2 6JP**



Property overview

Guide Price £190,000

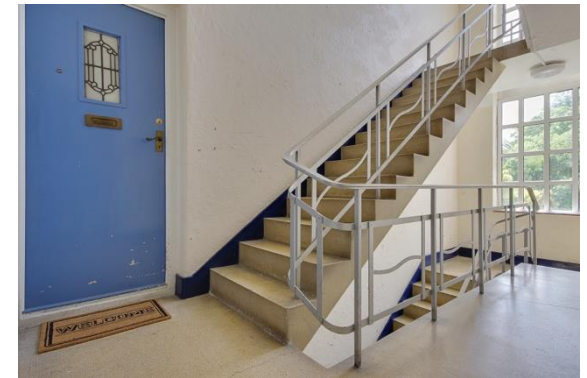
A well-presented 2-bedroom first-floor flat in the Fern Bank development, St. Stephens Road, central Bournemouth.

Convenient for the popular bars, restaurants and shopping of Bournemouth Town Centre (0.3 miles), Bournemouth Beach (0.6 miles), Local Primary and Secondary schools, Bournemouth train station (1.2 miles) as well as direct access onto the Wessex Way and routes to further afield such as Poole (4.5 miles), Southbourne (4.5 miles) and Christchurch (5.5 miles).

The accommodation offers an entrance hallway with two storage cupboards, a lounge/diner, two double bedrooms, a kitchen, a bathroom and a separate WC.

The property also benefits from being share of freehold with a remainder of 934-year lease (approx.).

Offered with no forward chain & vacant possession.



Entrance Via:

Communal path to communal front door (with entry buzzer system), communal stairway and lift to all floors, first-floor landing, door to:

Entrance Hall: 14' 8" max x 7' 10" max (4.47m x 2.39m)

Smoke alarm, picture rail shelf, telephone entry handset, night storage heater, doors to accommodation, doors to storage cupboard and airing cupboard, laminate flooring.

Cupboard: 3' 11" x 1' 5" (1.19m x 0.43m)

Shelving and hanging space providing storage, also housing electric meter and consumer units.

Airing Cupboard: 2' 6" x 1' 8" (0.76m x 0.51m)

Housing immersion hot water tank, slatted shelf providing storage.

Lounge/Diner: 17' 5" max into bay x 12' 2" max (5.30m x 3.71m)

Picture rail, bay window to front aspect, night storage heater, feature fire surround.

Kitchen: 9' 4" x 7' 6" (2.84m x 2.28m)

Window to rear aspect, range of eye and base level units, space for washing machine, stainless steel sink/drainer, integrated INDESIT electric oven with electric hob and Hotpoint filtered extractor fan over, splash back, door to rear fire exit stairwell, night storage heater, vinyl flooring, door to:

Pantry: 3' 0" x 1' 11" (0.91m x 0.58m)

Shelving providing storage, vinyl flooring.

Bedroom One: 11' 10" x 10' 7" (3.60m x 3.22m)

Picture rail, window to front aspect, modern ROINTE Kyros digitally controlled electric heater, laminate flooring, door to built-in wardrobe/cupboard (2'6" x 1'7").

Bedroom Two: 11' 9" x 8' 6" (3.58m x 2.59m)

Picture rail, window to rear aspect, night storage heater, laminate flooring.

Bathroom: 7' 5" max x 4' 9" max (2.26m x 1.45m)

Extractor fan, fully tiled floor and walls, obscured window to rear aspect, panel bath (with mixer taps, MIRA electric shower with handheld attachment and folding glass shower screen over), pedestal wash hand basin with mixer taps, ladder style towel radiator.

Separate WC: 7' 8" x 2' 4" (2.34m x 0.71m)

Part tiled walls, obscured window to rear aspect, WC.

Parking:

The property has 4 first-come-first-serve spaces available to the side of the building. Additionally, permits are available for £121 per permit (1 Resident permit and 1 visitor permit per property), with applied conditions as stated on the BCP Council Website:

<https://www.bcpCouncil.gov.uk/documents/parking/st-stephens-road-residents-visitors.pdf>

Tenure:

Share of Freehold with 999 years from 1 January 1958 - Lease Term Remaining: 934 years

Service Charge:

£2,000 per year (approx.)

Ground Rent:

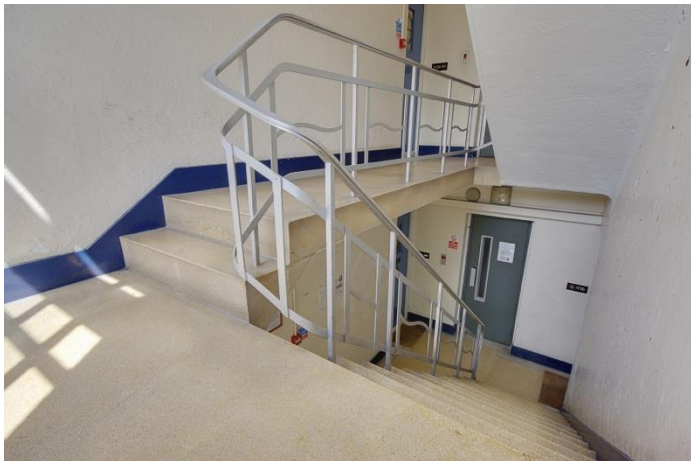
None.

Photography











Floor Plan

EPC



Flat 22 Fernbank St. Stephens Road Bournemouth BH2 6JP	Energy rating C	Valid until: 6 February 2030
		Certificate number: 0938-5064-6252-7920-2250

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

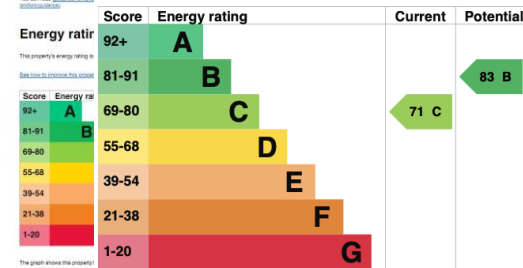
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



The graph shows the property's energy rating and 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

Breakdown of property's energy performance

<https://test.energy-contribute.service.gov.uk/energy-contribute/0938-5064-6252-7920-2250/>

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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.

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