

**Flat 6 Swanmore, 50 Lansdowne Road,
Bournemouth, BH1 1RS**



Property overview

Guide Price £135,000

A character one-bedroom, first-floor flat in the well-placed 'Swanmore', Lansdowne Road, Bournemouth. Convenient for Bournemouth train station (0.3 miles), the popular bars, restaurants and shops of Charminster High Street (0.3 miles), Bournemouth Town Centre (0.7 miles), as well as easy access to further afield in Boscombe (1.8 miles), Poole (5.4 miles) and Southbourne (4.1 miles).

The accommodation offers an entrance hallway, Lounge/Diner, separate kitchen with storage cupboard, bedroom and bathroom.

The property requires some cosmetic refurbishment (after a previous tenant vacated) but benefits from allocated parking, share of freehold and the remainder of c. 990-year lease.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Communal front door with door entry system to communal lobby with stairs to the first-floor landing, inner hallway and door to:

Entrance Hallway: 9' 10" max x 5' 6" max (2.99m x 1.68m)

Security phone door entry system, low-level cupboard housing electric meter and metal box consumer unit, doors to accommodation.

Lounge/Diner: 14' 3" max x 13' 4" max into bay (4.34m x 4.06m)

Feature bay window to rear aspect, tv/aerial points, night storage heater.

Kitchen: 10' 7" max x 5' 4" max (3.22m x 1.62m)

Window to front aspect, range of eye and base level units, space for washing machine, space for low-level fridge/freezer, LOGIK electric oven with Beko induction hob and extractor fan over, vinyl flooring, door to:

Storage/Airing Cupboard: 2' 2" x 1' 10" (0.66m x 0.56m)

Slatted shelving providing storage, housing immersion water heater with control panel.

Bedroom: 12' 3" x 7' 4" (3.73m x 2.23m)

Dual windows to front, modern electric heater.

Bathroom: 5' 5" x 5' 5" (1.65m x 1.65m)

Ceiling mounted extractor fan, picture rail shelf, part tiled walls, p-shaped bath (with mixer tap, handheld attachment and fixed shower door over), wash hand basin with storage below and mirrored cupboard over, ladder style towel radiator, WC.

Externally:

To the rear of the building, there is an allocated space for this flat, and visitor spaces, accessed from Cavendish Road, a wrap-around path to the communal front door and communal refuse area.

Tenure:

Share of Freehold with 999 years remaining (approx.)

Service Charge:

£1,593.08 per year

Ground Rent:

None.

Photography

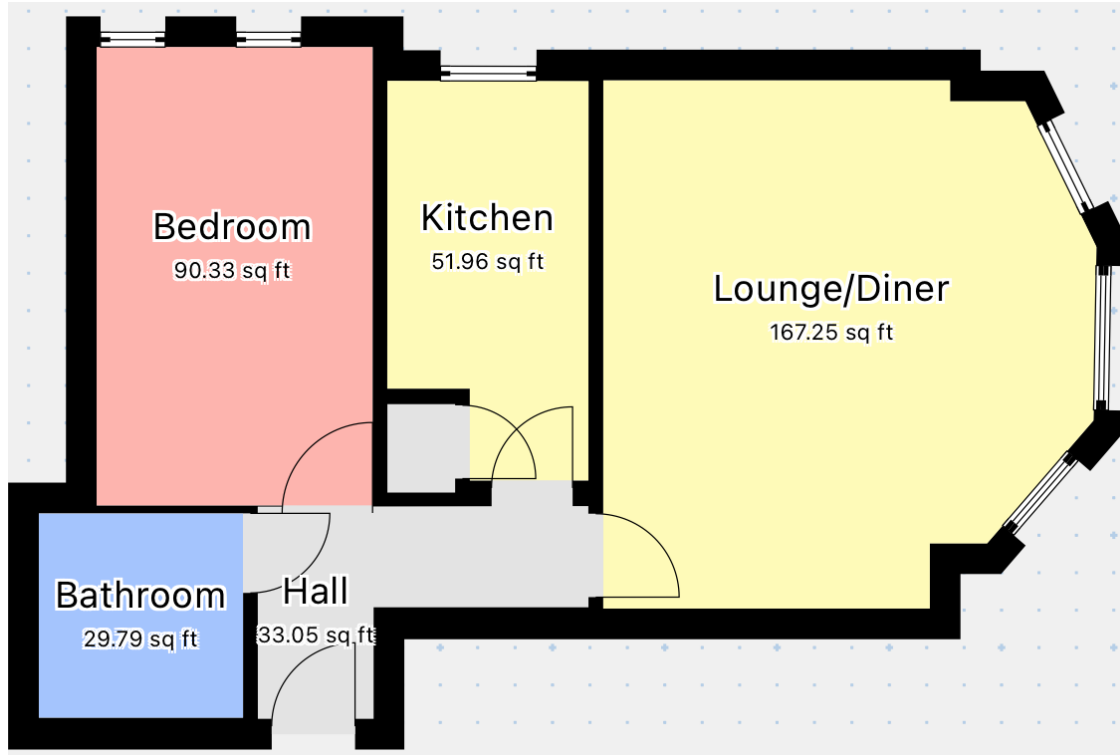








Floor Plan



EPC

Flat 6 50, Lansdowne Road BOURNEMOUTH BH1 1RS	Energy rating C	Valid until: 10 May 2028
		Certificate number: 8408-0704-1629-7996-1583

Property type	Mid-floor flat
Total floor area	36 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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