

# Character Flat, Bodorgan Road, Bournemouth, BH2 6NL





# Property Overview

## Guide Price £220,000

A well presented, unique Victorian character ground floor apartment, in a cul-de-sac location in sought-after Meyrick Park, within walking distance of Bournemouth town centre and its award-winning beaches. Entrance is via own private reception porch with original Victorian arched windows, vaulted ceiling and stained glass design over the doorway.

The property benefits from a substantial internal footprint of 699.65 sq ft. (65 m<sup>2</sup>). One of the main features of this home is the large open-plan sitting room with dining area (21' 11" max) with original features including cornicing, ceiling rose, high skirting boards, marble fireplace surround and feature bay window creating a light and airy space.

There is a kitchen/breakfast room which is fitted with a range of eye and base level units which also has space for a small table and chairs. It has ample storage, worktop space, and space for white goods and a recently new Glow worm combination gas fired central heating boiler.

There is also a double bedroom with secondary glazing and recently updated bathroom with a Milano bath, shower and Dorset Victorian tiles.

Allocated parking space, 120-year lease.



# Accommodation

## Location:

This property is ideally placed within walking distance of Bournemouth Town Centre and its stunning beaches, Meyrick Park Golf Course and Health Club and Meyrick Park itself offering idyllic walks and sporting activities.

Entrance Via Reception Porch: 8' 2" x 7' 7"  
(2.49m x 2.31m)

Original Victorian porch for the building (privately allocated to this flat), pitched and tiled roof with vaulted ceiling, smoke alarm, feature arched windows to front and side aspects, radiator, wall light points, tiled floor, door to:

Kitchen/Breakfast Room: 14' 4" x 7' 8" (4.37m x 2.34m)

Range of eye and base level units, work surfaces, composite sink/drainage with mixer tap over, space for appliances (low-level fridge, low-level freezer, washing machine), integrated electric oven with four ring induction hob and hood over, cupboard housing (recently installed) gas fired Glow Worm combination boiler, part tiled walls, radiator, space for table and chairs, laminate flooring, door to:

Lounge/Diner: 21' 11" max into bay x 15' 10"  
(6.68m x 4.82m)

11'8" ceiling height, feature ceiling rose and cornicing, picture rail, feature panelled bay window to side aspect with secondary glazing, two radiators, marble fire surround, TV point, original feature skirting, doors to bathroom and bedroom.

Bathroom: 9' 2" x 5' 8" plus recess (2.79m x 1.73m)

Obscured window to front aspect, extractor fan, (Dorset Victorian) tiled walls and floor, pedestal wash handbasin (with mirror and vanity lights over), Milano bath (with mixer shower, attachment, and glazed shower screen over), WC, radiator.

Bedroom: 9' 8" x 5' 8" plus recess (2.94m x 1.73m)

Window to side aspect (with additional secondary glazing), radiator.

## Externally:

Attractive and well-maintained communal grounds where there is a communal bin store, and residents' car parking. There is an allocated parking space for this flat situated close to this flat's entrance porch. There is also unrestricted parking on the road.

## Tenure:

120-year lease.

## Service Charge:

£1,948.82 per year (includes water and sewerage, buildings insurance, accountancy, communal cleaning, company fees, management fees, communal electrics, communal grounds maintenance, repairs, window cleaning etc.)

## Ground Rent:

None.



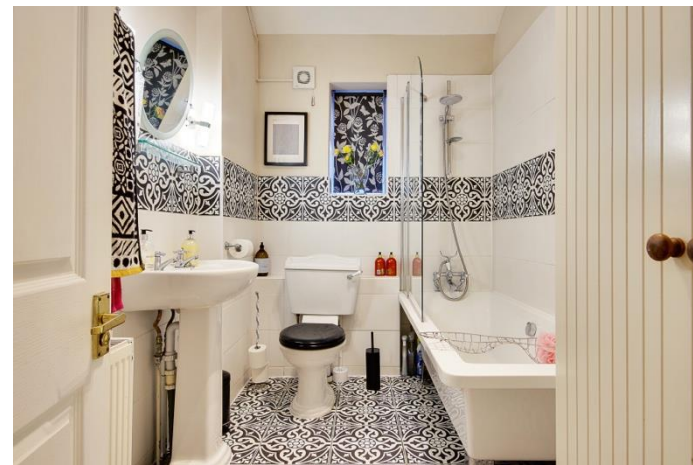
# Photography











# Floor Plan



# EPC

## Energy performance certificate (EPC)

1 BODORGAN COURT 18 BODORGAN ROAD BOURNEMOUTH BH2 6NL		Energy rating <b>D</b>
Valid until 30 March 2031	Certificate number 7192-3005-4207-2539-2200	

**Property type**  
Ground-floor flat

**Total floor area**  
65 square metres

### 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 D. It has the potential to be C.

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

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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