

**8A, Acland Road,  
Bournemouth, BH9 1JJ**



# Property overview

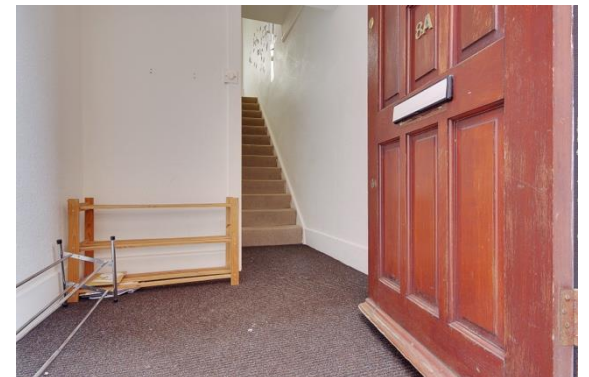
## Guide Price £195,000

A two-bedroom first-floor flat in Acland Road, Bournemouth. Convenient for popular bars, restaurants and amenities of Charminster High Street (0.6 miles), Bournemouth Hospital (2.4 miles), local junior, primary, and academy schools as well as quick access to the Wessex Way leading to Bournemouth town (2.3 miles), Southbourne Grove (3.4 miles) and further afield.

The accommodation offers a ground floor private entrance hall, hallway/landing, two double bedrooms, lounge/diner, kitchen, bathroom and separate WC.

The property also benefits from a private garden, long lease, gas-fired central heating and UPVC double glazing.

An ideal buy to let or first time buy. (Currently let out for £1025 per calendar month.)



# Accommodation

**Front External:**

Communal path leading to private entrance and leading to allocated garden.

**Entrance hall: 16' 2" max into stairwell x 5' 6" max (4.92m x 1.68m)**

Smoke alarm, space for shoe/coats rack, stairs to first floor.

**Hallway/First Floor Landing: 15' 4" x 9' 8" (4.67m x 2.94m)**

Split level landing, hatch to loft, smoke alarm, obscured window to side aspect, low level cupboard housing electric meter and consumer unit, doors to accommodation.

**Bedroom One: 12' 1" x 11' 1" (3.68m x 3.38m)**

Window to rear aspect, picture rail, radiator.

**Bedroom Two: 13' 0" x 9' 6" (3.96m x 2.89m)**

Window to front aspect, radiator.

**Lounge/Diner: 16' 6" x 12' 0" (5.03m x 3.65m)**

Box bay window to front aspect, ceiling fan with light light, picture rail, fireplace with stone hearth, radiator.

**Bathroom: 6' 4" x 5' 6" (1.93m x 1.68m)**

Obscured window to side aspect, part tiled walls, panelled bath with glazed screen, mixer taps and mixer shower control with handheld attachment over.

**Separate WC: 5' 11" x 3' 7" (1.80m x 1.09m)**

Obscured window to side aspect, part tiled walls, WC.

**Kitchen: 9' 2" x 9' 0" (2.79m x 2.74m)**

Range of eye and base level units, stainless steel sink/drain, space for washing machine, space for full size fridge/freezer, integrated LOGIK oven with gas hob and integrated extractor fan over, window to rear aspect, gas fired combination boiler, door to built in storage cupboard.

**Rear External: 27' 6" x 10' 7" (8.38m x 3.22m)**

Accessed via communal path, enclosed by fence, laid to decking and patio, allocated storage shed.

**Lease:**

c.112 years

**Service Charge:**

As & When split with downstairs.

**Ground Rent:**

£250 per annum

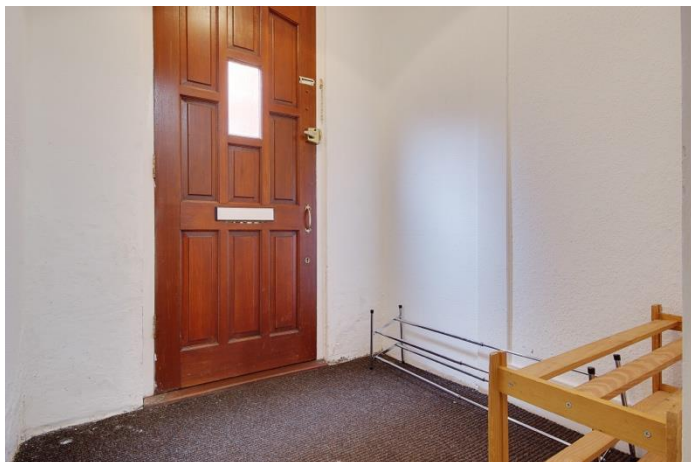
**Buildings Insurance:**

c.£450 per year

**Agents Note:**

The property is currently let out at £1025 pcm but is being offered to both investors as an existing buy-to-let as well as the possibility of no forward chain and vacant possession.

# Photography













# Floor Plan

# EPC



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8a Acland Road BOURNEMOUTH BH9 1JJ	Energy rating	Valid until:	22 August 2033
	<b>C</b>	Certificate number:	9637-9628-8200-0307-9226

Property type	Top-floor flat
Total floor area	66 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	72 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

# Contact

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