

**Flat 29, Carlton Grange, 28 Braidley Road,
Bournemouth, BH2 6JX**



Property overview

Guide Price £82,000

A well-presented studio apartment in the character development of Carlton Grange, Braidley Road, Meyrick Park.

Convenient for Meyrick Park (golf course, health club, rugby ground and tennis courts) the travel links of Wimborne Road (0.3 miles), Bournemouth Town Centre (1.1 miles), Bournemouth Beach (0.8 miles), the popular bars, restaurants and amenities of Charminster High Street (0.9 miles) and travel links to further afield in Southbourne (4.6 miles) and Poole (4.8 miles).

The accommodation offers an entrance hall, lounge/bedroom area, open plan with the kitchen/breakfast area and a bathroom.

The property also benefits from first come first serve resident parking, UPVC double glazing, use of communal laundry facilities and a long lease.

Ideal first-time buy or buy-to-let investment. Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Communal front door to entrance lobby, stairs to first floor, front door to:

Entrance Hall: 4' 7" x 3' 3" (1.40m x 0.99m)

Smoke alarm, door to bathroom and door to:

Open plan Lounge/Bedroom/Kitchen: Overall Measurement: 22' 9" x 7' 11" (6.93m x 2.41m)**Lounge/Bedroom: 11' 5" x 7' 11" (3.48m x 2.41m)**

Two windows overlooking communal gardens, telephone door entry system, electric heater, TV point, carpet, open plan with:

Kitchen/Breakfast Area: 11' 7" x 7' 11" (3.53m x 2.41m)

Two windows to rear aspect, range of eye and base level units, breakfast counter, integrated INDESIT oven/grill with induction hob and extractor fan over, stainless steel sink bowl with mixer taps over, space for tall fridge/freezer, vinyl flooring.

Bathroom: 7' 5" x 4' 6" (2.26m x 1.37m)

Extractor fan, shower enclosure with Triton electric power shower and handheld attachment over, WC, wash hand basin with storage below and mirrored cabinet above, heated towel rail, vinyl flooring.

Communal Laundry:

Communal laundry facilities are available for an additional charge.

Parking:

There is a resident car park to the rear of the building, parking is first come, first serve.

Lease:

c.155 years remaining (190 years from 23 June 1989)

Service Charge:

£279.55 per quatre (£1118.20 per year)

Ground Rent:

Peppercorn

Buildings Insurance:

£238.16 per annum

Photography





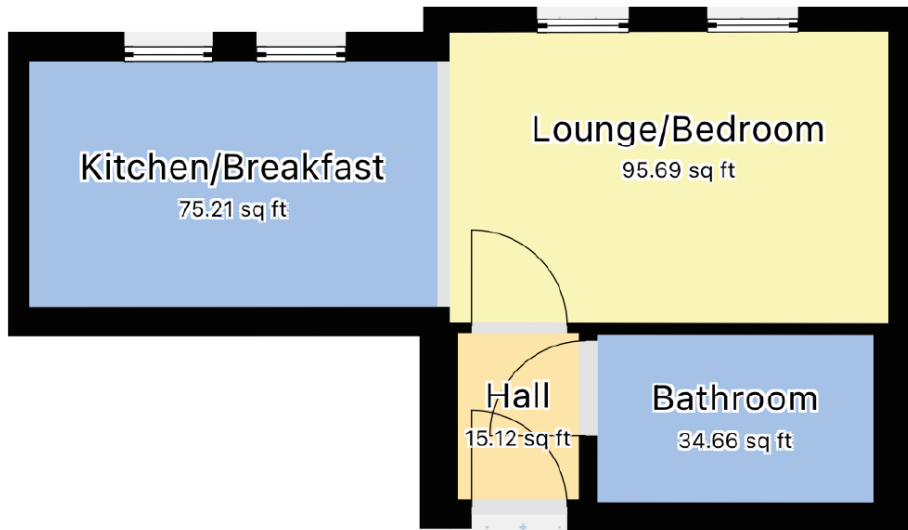






Floor Plan

EPC



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Flat 29 Carlton Grange 28, Braidley Road BOURNEMOUTH BH2 6JX	Energy rating	Valid until: 7 April 2025
	D	Certificate number: 0788-7055-7274-3955-0900

Property type	Mid-floor flat
Total floor area	22 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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