

39, Admirals Walk, Bournemouth, BH2 5HG



Property overview

Guide Price £200,000

A purpose built second-floor apartment in the landmark development 'Admirals Walk', with direct access to the cliff top and beaches of Bournemouth, also conveniently situated for Bournemouth Town Centre (0.6 miles), Westbourne (0.5 miles), and travel routes to Poole (5.1 miles), Southampton and London.

The accommodation offers an 18'11 open plan Lounge/kitchen/Diner with a fully glazed wall window and door to a 13'8" South-westerly facing balcony with elevated aspects over the attractive communal gardens. There is also a double bedroom with another fully glazed wall window with views, a single bedroom currently used as an office, kitchen, bathroom, four storage cupboards, an airing cupboard and a separate W.C..

The property also benefits from an allocated underground parking space, lift, concierge service, generous residents lounge/reception room, permit-managed overground parking, additional external storage lock-up room, and generous established communal gardens with direct access to the cliff top.

No forward chain and remainder of 999-year lease.



Accommodation

Entrance via:

Communal front door to entrance lobby to:

Residents Lounge/Reception:

Multiple seating areas, concierge desk/office, lift to second floor, door to landing, door to:

Hallway: 14' 6" max x 11' 5" max (4.42m x 3.48m)

(Irregular shape) Spotlights, smoke alarm, night storage heater, cupboard housing consumer unit, doors to accommodation and doors to:

Cupboard One: 2' 2" x 1' 4" (0.66m x 0.41m)

Slatted shelving providing storage.

Cupboard Two: 2' 7" x 1' 3" (0.79m x 0.38m)

Shelf and hanging space providing storage.

Cupboard Three: 3' 8" x 1' 9" (1.12m x 0.53m)

Shelf and hanging space providing storage.

Cupboard Four: 2' 2" x 2' 0" (0.66m x 0.61m)

(Empty), providing storage.

Airing Cupboard: 2' 9" x 2' 3" (0.84m x 0.69m)

Housing ARISTON unvented hot water tank, slatted shelving providing storage.

Open Plan Lounge/Kitchen/Diner: Overall Measurements: 18' 9" x 13' 0" (5.71m x 3.96m)**Lounge/Dining Area:**

Feature full glazed window wall to side aspect with views over the balcony towards the gardens, TV point, night storage heater, sliding glass door to balcony.

Kitchen Area:

Range of eye and base level units, integrated appliances (fridge/freezer, CDA Oven/Grill, INDESIT induction hob with extractor over, washing machine), wine rack, stainless steel sink/drainers with hot water heater below.

Balcony: 13' 8" x 5' 10" (4.16m x 1.78m)

Westerly facing. Enclosed by stainless steel and glazed balustrade with views over the communal gardens.

Bedroom One: 13' 7" x 9' 10" (4.14m x 2.99m)

Feature fully glazed wall window with views over the communal gardens, cupboard providing shelving, storage and hanging space (4'8" x 2'3"), night storage heater.

Bedroom Two: 10' 1" x 6' 8" (3.07m x 2.03m)

Window to rear aspect, carpet.

Bathroom: 8' 0" x 6' 1" (2.44m x 1.85m)

Fully tiled walls and floor, panelled bath with mixer tap handheld attachment and glazed shower door over, wall mounted electric heater, wash hand basin with storage below and shaver point above, ladder style towel radiator.

W.C.: 4' 7" x 4' 5" (1.40m x 1.35m)

Light point, WC, wash hand basin with storage below and tiled splash back.

Externally:

There is a range of overground parking for residents managed by an allocated permit system. And secure underground parking (accessed and exited via remote controlled gates). The communal gardens are landscaped, long established and laid out over several sections, they lead to a secure gate which gives the residents direct clifftop access.

Secure Underground Parking Space:

Accessed via vehicle ramp and communal stairs/lift, allocated space, additional secure storage cupboard.

Tenure:

Leasehold – Remainder of 999 year lease.

Service Charge:

£3,352 per year (£838 per quarter).

Ground Rent:

£45 per year.

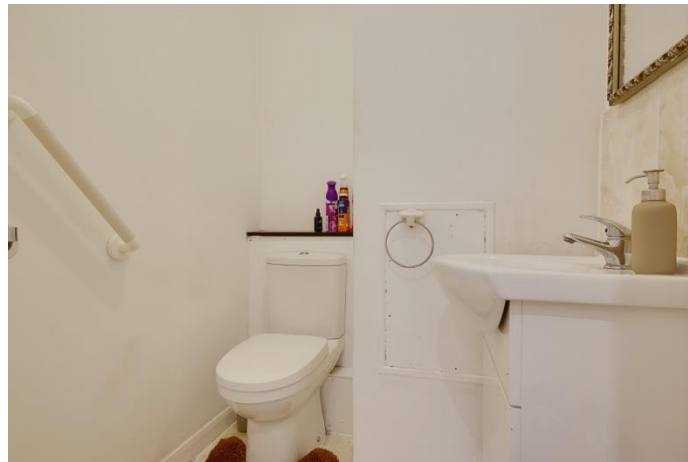
Buildings Insurance:

£312 per year.

Photography







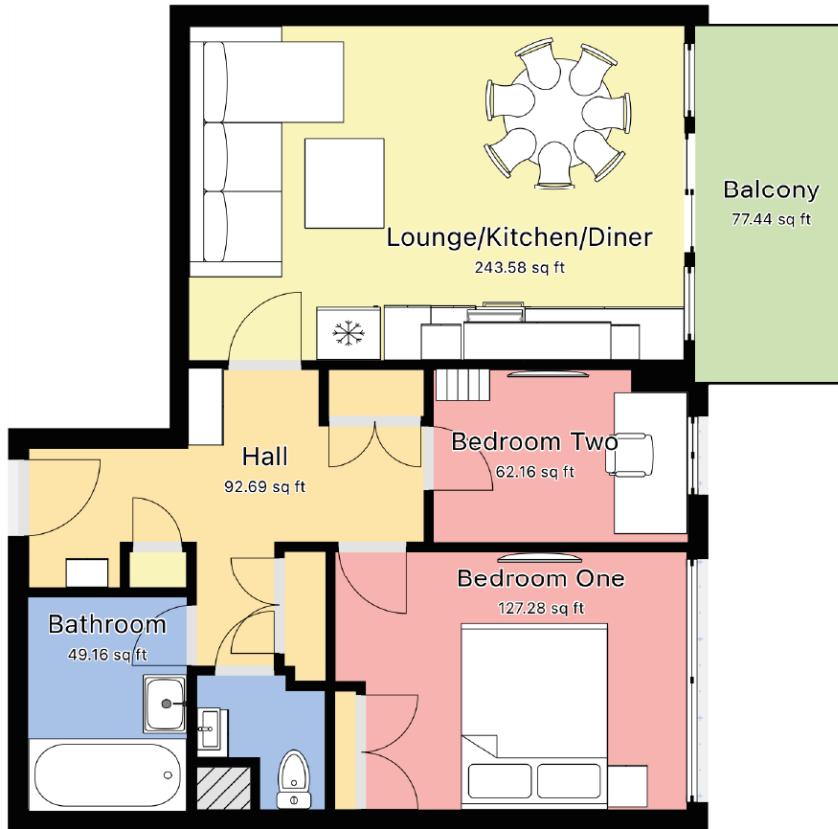






Floor Plan

EPC



39, Admirals Walk West Cliff Road BOURNEMOUTH BH2 5HG	Energy rating	Valid until:	11 March 2028
	C	Certificate number:	8498-7027-5260-1102-3996

Property type	Mid-floor flat
Total floor area	61 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

