

**Flat 2 Westcliff Studios, 13 Durley Gardens,
Bournemouth, BH2 5HU**



Property overview

Guide Price £112,500

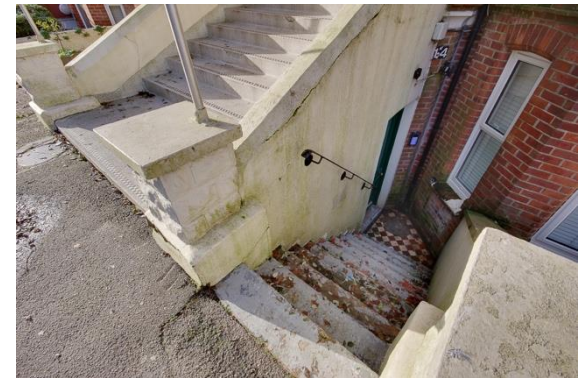
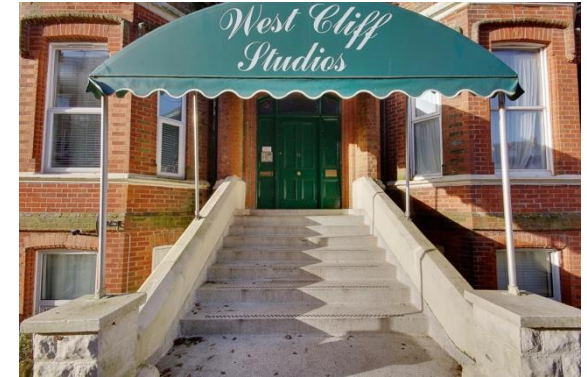
A fully refurbished lower ground studio flat, ideally situated a short walk to Bournemouth clifftop and beaches at the end of the road, and close to Bournemouth Town Centre.

The accommodation offers a hallway, 16'8 (max) studio/living/bedroom with a feature bay window, a modern kitchen, and a modern shower room.

The property also benefits from double glazing and no forward chain.

Ideal first-time buy or investment (Previously tenanted paying £785 PCM).

Will have 999 year lease.



Accommodation

External Via:

Steps to lower ground level. Communal front door with security entry phone to communal hallway, front door to:

Inner Lobby:

Electric consumer unit, smoke alarm, laminate floor, door to shower room, door to studio living/bedroom room.

Studio Living/Bedroom: 16' 8" max into bay x 15' 1" max (5.08m x 4.59m)

Bay window to front aspect, electric radiator, security entry phone, TV point, telephone point, fitted recess cupboard and shelving, opening to:

Kitchen: 5' 10" x 5' 6" (1.78m x 1.68m)

Range of eye and base level units, work surfaces, sink drainer with mixer tap over, splash back tiling, space for appliances (electric cooker with hood over, washing machine, low level fridge), laminate floor.

Shower Room: 5' 6" x 5' 5" (1.68m x 1.65m)

Extractor fan, part tiled walls, WC, glazed shower enclosure with electric shower over, toiletry shelving, mirror cabinet, wash hand basin, ladder style electric towel radiator, tiled floor.

Lease Length:

Will have 999 year lease.

Service Charge:

The service charge has fluctuated but all extra works (past and planned future) have been paid for by the vendors – speak to us for more details.

Planned future works include the external approach to the lower ground level of the block and communal areas.

Ground Rent:

£50 Per Year.

Photography







Floor Plan

EPC



Flat 2 West Cliff Studios 13 Durlley Gardens BOURNEMOUTH BH2 5HU	Energy rating	Valid until: 29 June 2033
	E	Certificate number: 4337-4525-1200-0915-3222

Property type	Ground-floor flat
Total floor area	27 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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

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