

187A, Holdenhurst Road, Bournemouth, BH8 8DG



Property overview

Guide Price £185,000

A well-presented, characterful two double bedroom ground floor flat in Holdenhurst Road, Bournemouth.

Convenient for Bournemouth Train & Bus Station (0.2 miles), local supermarkets (Asda, Aldi and a little Tesco), popular restaurants, bars and entertainment of Lansdowne High Street (0.5 miles), Eastcliff Beach (1.5 miles) as well as Bournemouth Town Centre (1.2 miles) and easy access to further afield via the A338.

The accommodation offers a lounge, a large inner hallway, two double bedrooms, a kitchen and a bathroom.

The property also benefits from 3m high ceilings, gas-fired central heating, UPVC double-glazing, and off-road parking.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Allocated parking space, communal driveway, UPVC front door to:

Lounge: 14' 8" max x 12' 11" max (4.47m x 3.93m)

Picture rail, windows to side aspect, radiator, cupboard housing consumer unit, 9'11" opening to:

Inner Hallway: 21' 8" max x 17' 7" max (6.60m x 5.36m)

Smoke alarm, picture rail, part sloped ceiling, radiator, doors to accommodation and door to:

Kitchen: 10' 4" max x 8' 8" max (3.15m x 2.64m)

Spotlights, smoke alarm, window to side aspect, range of eye and base level units, tiled backsplash, 1 1/2 stainless steel sink/drainers, integrated Beko oven/grill with gas hob and extractor fan over, space for washing machine, space for full sized fridge/freezer, cupboard housing Worcester Bosch gas fired combination boiler, radiator.

Bathroom: 8' 7" x 7' 1" (2.61m x 2.16m)

Spotlights, extractor fan, fully tiled walls and floor, panelled bath with mixer taps and handheld attachment over, shower enclosure with mixer controls and handheld attachment over, storage unit, pedestal wash hand basin with storage below, WC with enclosed cistern.

Bedroom One: 15' 9" max into bay window x 14' 5" (4.80m x 4.39m)

Picture rail, bay window to front aspect, radiator.

Bedroom Two: 9' 6" x 8' 6" (2.89m x 2.59m)

Window to side aspect, internet point, radiator.

Lease:

189 years from 1987 (151 years remaining approximately).

Service Charge:

Maintenance is on an as and when basis and is organised by the four flat owners.

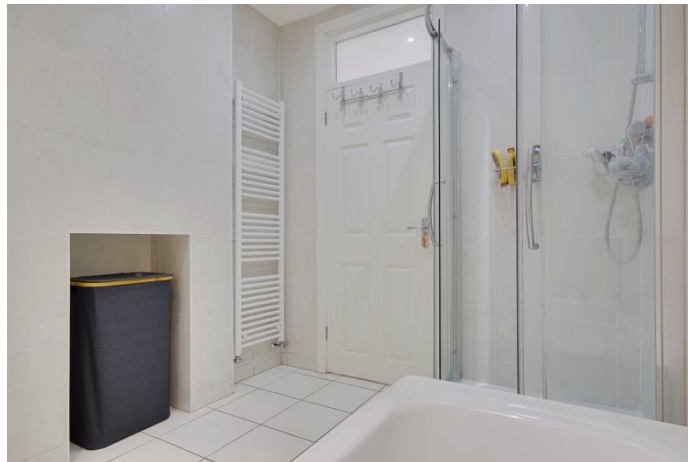
The only regular payment is the buildings insurance. The latest annual share for this flat was £269.07.

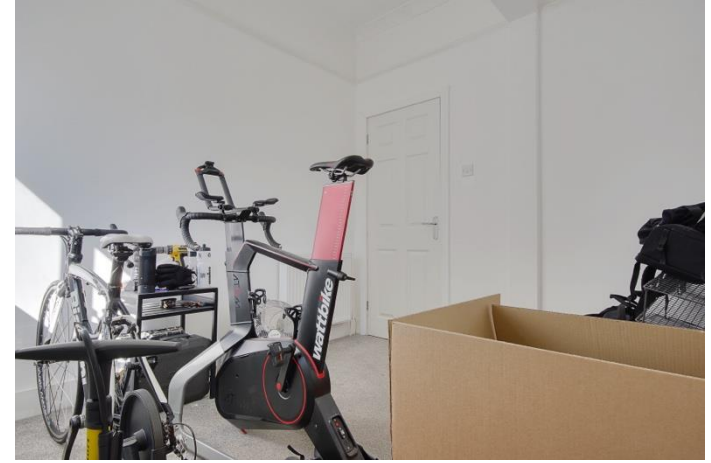
Ground Rent:

Peppercorn (i.e. none).

Photography



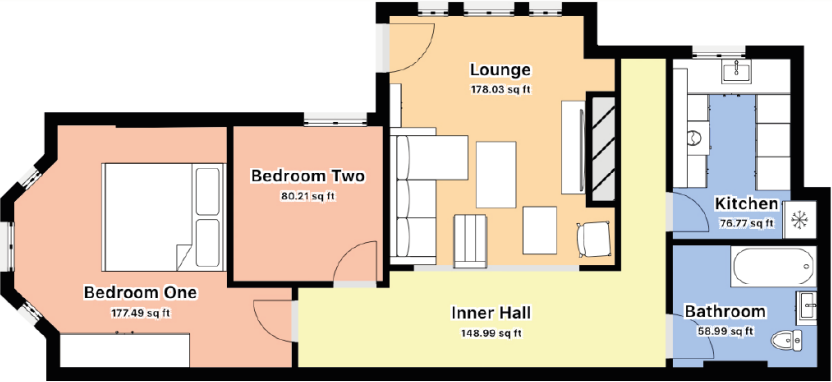






Floor Plan

EPC



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187a, Holdenhurst Road BOURNEMOUTH BH8 8DG	Energy rating D	Valid until:	11 October 2027
		Certificate number:	8833-7420-5549-3410-6996
Property type		Ground-floor flat	
Total floor area		64 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 C.

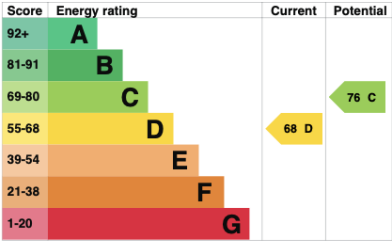
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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