

**Flat 3 Howard Court, 59 Wimborne Road,  
Bournemouth, BH3 7AL**



# Property overview

## Guide Price £200,000

A two double bedroom purpose-built ground floor flat situated conveniently for Winton Banks (shops, cafe's, supermarkets, bars, restaurants).

Also well situated for Bournemouth Town Centre (1.2 miles), Bournemouth Train Station and Travel Interchange (0.9 miles), Bournemouth's beaches (1.6 miles), Bournemouth University, a short walk to Meyrick Park, and road links to further afield via the A338 (1.5 miles).

The accommodation offers an entrance hall with two storage cupboards, two double bedrooms, a bathroom, kitchen, and a lounge/diner.

The property also benefits from an allocated garage with parking space in front, UPVC double glazing, south westerly facing patio open with the communal garden and a long c.138-year lease.



# Accommodation

**Entrance Via:**

Communal driveway to rear car park/garages, communal front door leading to communal hall, door to:

**Hallway: (L-Shaped) 17' 11" max x 5' 11" max (5.46m x 1.80m)**

Doors to accommodation, door entry system, cupboards, radiator, doors to:

**Cupboard One: 2' 8" x 2' 4" (0.81m x 0.71m)**

Providing storage, housing an immersion hot water tank and a cold water tank.

**Cupboard Two: 5' 0" x 2' 7" (1.52m x 0.79m)**

Hanging storage for coats, housing a consumer unit and an electric meter.

**Bedroom One: 12' 0" x 11' 11" (3.65m x 3.63m)**

Window to rear aspect, range of fitted wardrobes, laminate flooring.

**Bedroom Two: 11' 1" x 9' 11" (3.38m x 3.02m)**

Window to rear aspect, radiator, laminate flooring.

**Kitchen/Breakfast Room: 12' 0" x 6' 10" (3.65m x 2.08m)**

Window to rear aspect, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill with induction hob and extractor fan over), space for appliances (washing machine, slimline dishwasher).

**Lounge/Diner: 16' 4" max x 10' 5" max (4.97m x 3.17m)**

Windows and glazed door to patio, laminate flooring, radiator.

**Patio: 9' 3" x 3' 11" (2.82m x 1.19m)**

South westerly facing, overlooking communal gardens.

**Garage: 18' 5" x 7' 11" (5.61m x 2.41m)**

Up and over garage door, providing storage.

**Parking:**

The resident set up is to park in front of your allocated garage.

**Lease:**

c.138 years remaining (159 years from 2nd Sept 2004)

**Service Charge:**

c.£1,400 per annum (Includes building insurance)

**Ground Rent:**

£25 per annum

# Photography













# Floor Plan

# EPC



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

Flat 3 Howard Court 59 Wimborne Road BOURNEMOUTH BH3 7AL	Energy rating <b>D</b>	Valid until: 6 May 2035
	Certificate number: 8335-1025-8500-0763-0202	

Property type	Ground-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 D. 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		76 C
55-68	D	56 D	
39-54	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](mailto:hello@simonandcoproperty.co.uk)**

**Also find us on**

