

**Flat 2 Lansdowne Court, 42 Christchurch Road,
Bournemouth, BH1 3PE**



Property overview

Guide Price £130,000

A one double bedroom ground floor flat in need of cosmetic updating within the well-placed block of Lansdowne Court, Bournemouth.

Convenient for Boscombe Beach (0.9 miles), Bournemouth Town Centre (1.3 miles), Bournemouth Train/Bus Station (0.5 miles), popular restaurants, bars and amenities of Lansdowne (0.5 miles), Southbourne (2.2 miles), as well as quick access to the A338 for further afield. The accommodation offers an entrance hallway with a storage cupboard, a double bedroom, a bathroom, a lounge/diner and a kitchen.

The property also benefits from UPVC double glazing, a long lease, and use of the residents' car park.

Offered with share of freehold, no forward chain & vacant possession.



Accommodation

Entrance Via:

Vehicular access from Christchurch road, communal front door to left of the building, communal entrance hall, front door to:

Entrance Hall: 10' 10" max x 5' 2" max (3.30m x 1.57m)

Security entry system, doors to accommodation and door to:

Storage Cupboard: 3' 1" x 2' 9" (0.94m x 0.84m)

Slatted shelving, housing electric consumer unit, double doors to:

Airing Cupboard: 3' 1" x 2' 9" (0.94m x 0.84m)

Slatted shelving, providing storage and housing hot water cylinder.

Lounge/Diner: 14' 11" x 12' 0" (4.54m x 3.65m)

Windows and glazed door to patio, night storage heater, fireplace with feature stone hearth, laminate flooring, obscured windows and glazed door to:

Patio: 12' 6" x 4' 5" (3.81m x 1.35m)

Enclosed by a balustrade, laid to patio slabs.

Kitchen: 11' 11" x 7' 7" (3.63m x 2.31m)

Range of eye and base level units, stainless steel sink/drain, integrated oven/grill with induction hob and extractor over, space for appliances (full-size fridge, full-size freezer, washing machine).

Bedroom: 12' 8" x 10' 11" (3.86m x 3.32m)

Window to side aspect, carpet, night storage heater.

Bathroom: 7' 3" x 5' 9" (2.21m x 1.75m)

Fully tiled walls and floor, extractor fan, WC, panelled bath (with mixer taps and electric shower with handheld attachment over), pedestal wash hand basin.

Externally:

Landscaped communal gardens, communal bike storage, communal bin store, vehicular access onto a one-way system leading to residents' parking at the rear of the building.

(For clarity - please note there are 24 flats, 12 permit controlled residents spaces which this flat has use of, and 12 garages which are allocated to other flats).

Tenure:

Share of freehold with c. 975 years remaining (999 years from 29th September 2001)

Service Charge:

c. £1,399.80 per annum (paid quarterly c.£350 per quarter)

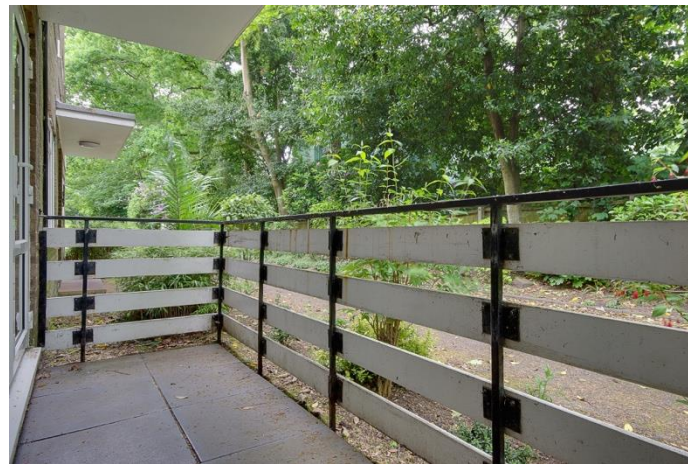
Ground Rent:

None.

Photography



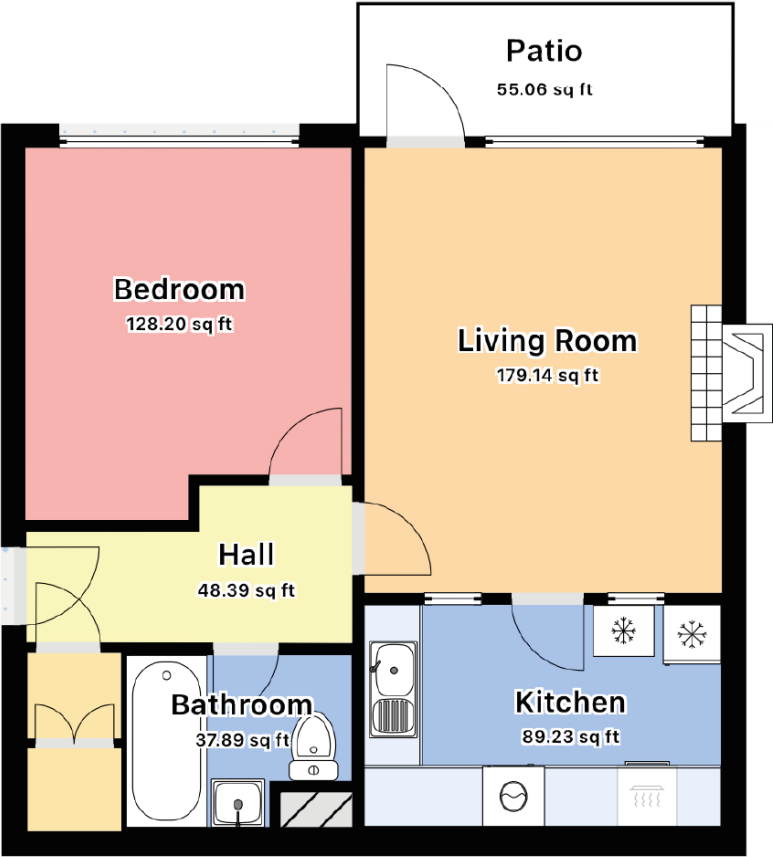








Floor Plan



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EPC

Energy performance certificate (EPC)

Flat 2 Lansdowne Court
42, Christchurch Road
BOURNEMOUTH
BH1 3PE

Energy rating

C

Valid until:

22 July 2030

Certificate number:

0069-2837-6534-2920-9371

Property type

Ground-floor flat

Total floor area

49 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	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.

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