

Flat 3 Arncott Hall 13 Poole Road Bournemouth, BH2 5QR



Property Overview

Guide Price £114,000

A well-presented studio flat in a converted Victorian hotel with swimming pool and garden. The property is ideally situated within easy walking distance of Westbourne and Bournemouth town centres, and Bournemouth's award-winning beaches with easy access to the Wessex Way and Bournemouth travel interchange (mainline rail, national coach, road and bus network).

The property comprises an open plan living/bedroom studio space and modern kitchen/dining space and bathroom approached through a communal lobby.

In addition, it benefits from large southerly facing communal gardens and swimming pool, resident's parking (permit controlled) and is being offered with a new lease.

Subletting (minimum 6 months ASTs allowed).

Ideal first time buy or buy to let.



Accommodation

Entrance Via:

Communal front door to lobby, door to inner communal hall, door to:

Entrance Lobby:

Security entry phone, cupboard housing electric consumer unit and meter, doors to accommodation.

Bathroom: 6' 6" x 5' 7" (1.98m x 1.70m)

Fully tiled walls, extractor fan, panelled bath with glazed shower screen and electric shower over, low level W. C., pedestal wash hand basin with mirror and vanity light over, laminate flooring.

Studio / Living / Bedroom Area: 16' 4" max x 11' 0" max (4.97m x 3.35m)
Irregular shape. Sash window to rear aspect, TV point open plan with.

Kitchen/Dining Area: 9' 0" max x 10' 3" max (2.74m x 3.12m)

Two sash windows to rear aspect, breakfast/dining bar area, eye and base level units, work surfaces, composite sink drainer, electric oven with four ring hob and hood over, space for fridge/freezer, space for washing machine, door to airing cupboard (housing hot water tank, also providing storage).

Externally:

There is a car park at the front of the block providing off road parking for residents (permit controlled). A path leads to the rear garden which is mainly laid to lawn and features an outside swimming pool for the use of residents and their guests.

Lease Length:

Will be extended to 110 years as part of the sale.

Service Charge:

Ordinary Service Charge: £1313.34
Contribution to Reserve Fund: £612.50
(Total combined £1,925.84 Per Annum).

Ground Rent:

Will be peppercorn after the lease has been extended.

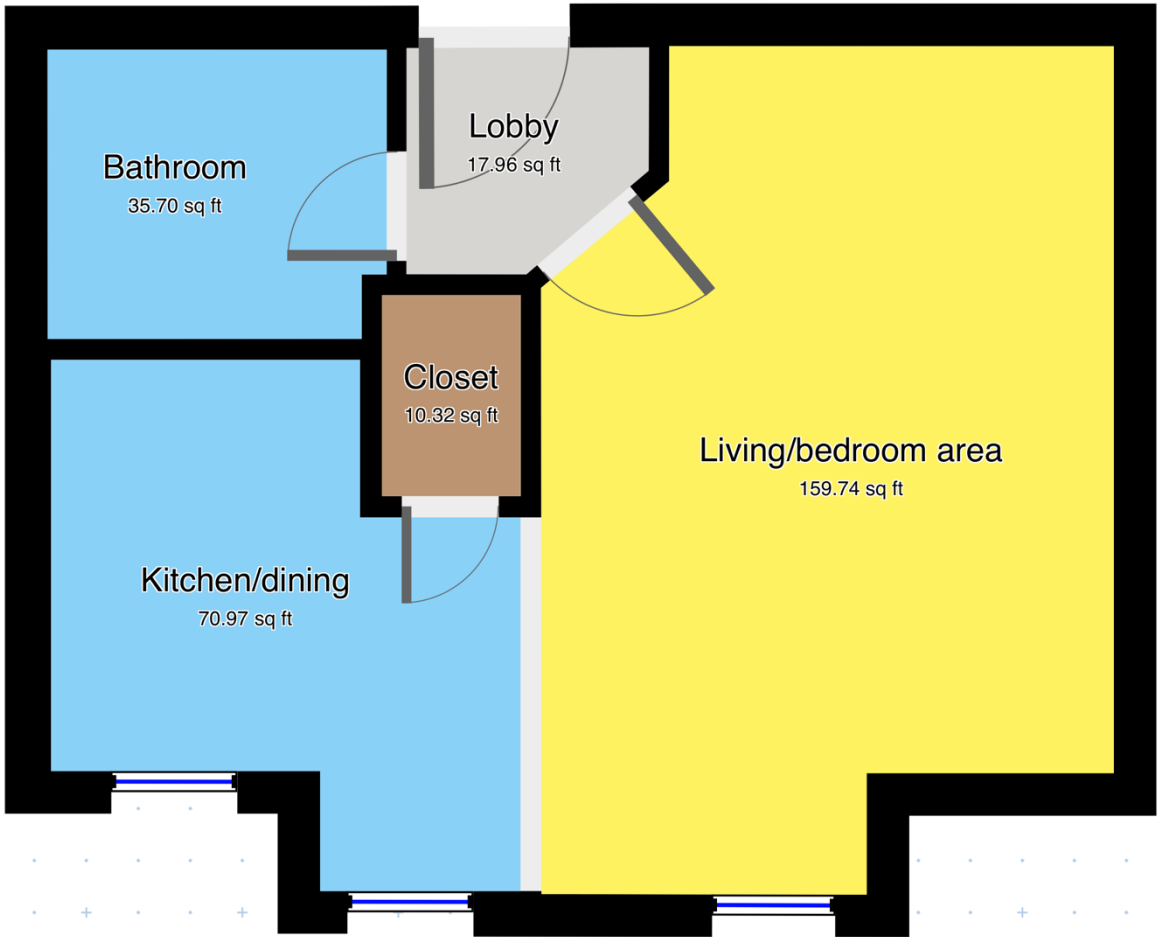
Photography







Floor Plan



EPC

28/02/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 3 Arncliffe Hall 13, Poole Road BOURNEMOUTH BH2 5QR		Energy rating E
Valid until 6 August 2024		Certificate number 0768-7099-7298-1914-9944

Property type
Ground-floor flat

Total floor area
30 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0768-7099-7298-1914-9944>

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