

30A, Coronation Avenue, Bournemouth, BH9 1TN



Property overview

Guide Price £215,000

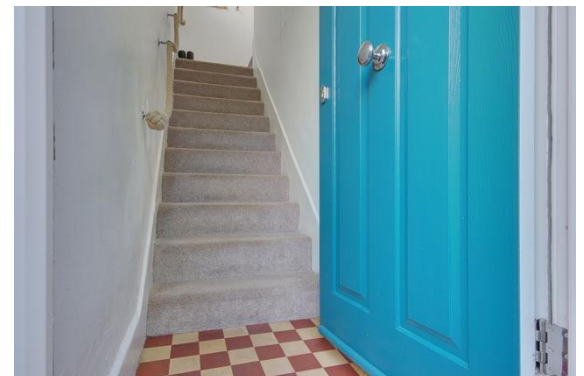
A well-presented three/two-bedroom first-floor private garden flat in Coronation Avenue, Moordown, Bournemouth.

Convenient for the popular cafes/restaurants, library, travel links and other amenities of both Winton High Street and Moordown High Street (<300 yards), scenic walks of Redhill Park, River Stour and Queens Park Golf Course (0.5 miles, 1.3 miles and 1.9 miles respectively), Castlepoint Shopping Centre (2.1 miles), several BH Live leisure centres, as well as within catchment for prestigious pre, primary and academy schools.

The accommodation offers a private entrance, an entrance hallway, inner hallways with a storage cupboard and sole use of the loft access, two double bedrooms and a single bedroom (currently used as a dining room), bathroom, lounge and kitchen.

Externally, there is a private garden.

The property also benefits from UPVC double glazing, a recently installed roof (with new guttering), and gas-fired central heating.



Accommodation

Entrance Via:

Shared side path to rear, gate to garden, composite front door to:

Entrance Hall: 18' 9" max into stairwell x 5' 1" max (5.71m x 1.55m)

Obscured window to side aspect, stairs to first floor, door to:

Hallway: 19' 9" max x 3' 6" max (6.02m x 1.07m)

Smoke alarm, hatch to loft, radiator, doors to accommodation and door to:

Storage Cupboard: 2' 11" max x 2' 3" max (0.89m x 0.69m)

Housing Glow Worm gas-fired combination boiler, also providing storage.

Bedroom One: 12' 2" max x 10' 0" max (3.71m x 3.05m)

Window to rear aspect, radiator.

Bedroom Two: 11' 6" max x 9' 8" max (3.50m x 2.94m)

Window to rear aspect, radiator.

Bedroom Three (Currently Dining Room): 8' 8" x 8' 0" (2.64m x 2.44m)

High-level trickle air vent, window to front aspect, radiator.

Lounge: 13' 11" max into bay x 10' 0" max (4.24m x 3.05m)

Bay window to front aspect, radiator, TV aerial point.

Kitchen: 9' 8" max x 5' 6" max (2.94m x 1.68m)

Spotlights, two obscured windows to the side aspect, extractor fan, range of eye and base level units, space for a full-sized fridge/freezer (included in sale), space for a washing machine, oven/grill with electric hob over, stainless steel sink/bowl with mixer tap over, cupboard housing electric meter and consumer unit, and laminate flooring.

Bathroom: 6' 5" x 5' 11" (1.95m x 1.80m)

Spotlights, extractor fan, obscured window to side aspect, fully tiled walls and door, wash hand basin with storage below, panelled bath with mixer tap and mixer shower controls with handheld attachment and rainfall shower over, radiator, WC.

Private Garden:

Fully enclosed by fence and wall, double retractable washing line, external storage (included in sale), part laid to concrete, large flower bed, part block pave and artificial grass, with an external power socket.

Service Charge:

Maintenance is 50% 'As and When'.

Lease:

88 years remaining (approx.).

Ground Rent:

£175 per annum. (Paid for up until September 2026)

Agents Note Regarding What's Included:

Included as part of the sale: fridge/freezer, garden shed, trampoline, swing, mud kitchen, large bedroom wardrobe, blackout blinds/blackout curtains, wall shelving.

Potential to include (at cost): dining table, 3 seater sofa, washing machine, tumble dryer.

Photography



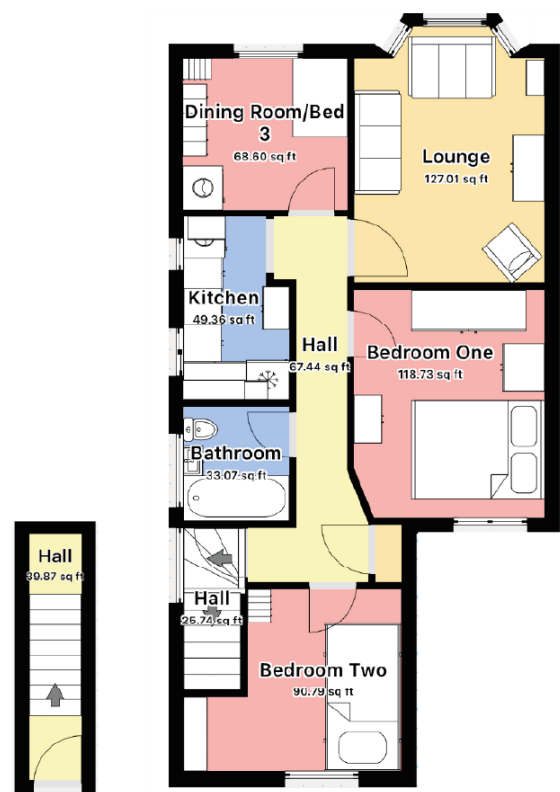








Floor Plan



TOTAL AREA: 657 Sq Ft (Includes the entrance and stairwell)

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

EPC

30a Coronation Avenue BOURNEMOUTH BH9 1TN	Energy rating C	Valid until: 19 August 2035
		Certificate number: 3435-8828-3500-0630-3222

Property type	Top-floor maisonette
Total floor area	60 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 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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