

**6 Meriton Court, 87, Lansdowne Road,
Bournemouth, BH1 1RP**



Property overview

Guide Price £185,000

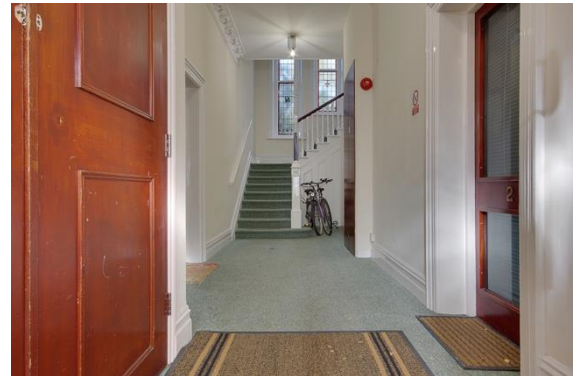
A well-presented two double bedroom first-floor flat in the characterful Meriton Court, Lansdowne Road, Bournemouth.

Convenient for Bournemouth Travel Interchange (0.5 miles), Bournemouth Square (0.8 miles), popular bars, restaurants and amenities of Charminster High Street (0.3 miles), Bournemouth Beach (1.3 miles), as well as travel routes to Southbourne (3.2 miles), Poole (5.7 miles) and beyond.

The accommodation offers an entrance hall with a large full-height storage cupboard, an open plan lounge/kitchen/diner, two double bedrooms and a bathroom.

The property also benefits from a private garage, allocated parking space, UPVC double glazing, gas-fired central heating and the remainder of a long c. 150-year lease.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Vehicular access to resident car park, communal front door to communal entrance foyer, stairs to first floor, front door to:

Entrance Hall: 4' 8" max x 3' 5" max to front of cupboard (1.42m x 1.04m)

Light point, high level shelf, opening to inner hall and folding door to:

Storage Cupboard: 3' 0" x 1' 9" (0.91m x 0.53m)

Hanging rail and shelving providing storage.

Inner Hallway: 13' 1" max x 5' 1" max (3.98m x 1.55m)

Telephone door entry system, fire alarm/security alarm control, thermostat control, radiator, laminate flooring, doors to accommodation and opening to:

Open Plan Lounge/Kitchen/Diner:**Overall: 19' 2" max into bay x 14' 6" max (5.84m x 4.42m)****Lounge Area: 16' 9" max into bay x 14' 6" max (5.10m x 4.42m)**

Smoke alarm, bay window to front aspect, two windows to side aspect, radiator, built-in desk with low-level cupboard below housing consumer unit, laminate flooring, open plan with:

Kitchen: 11' 5" max x 5' 1" max (3.48m x 1.55m)

Spotlights, window to side aspect, range of eye and base level units, Belfast sink with mixer taps over, integrated appliances (dishwasher, oven/grill with Bosch induction hob over, washing machine), space for full full-sized fridge/freezer.

Bedroom One: 11' 0" x 7' 5" (3.35m x 2.26m)

Window to rear aspect, radiator, laminate flooring.

Bedroom Two: 9' 1" x 8' 9" (2.77m x 2.66m)

Window to rear aspect, radiator, laminate flooring.

Bathroom: 6' 0" x 5' 3" (1.83m x 1.60m)

Part tiled walls, obscured window to side aspect, tabletop sink with mixer tap over and storage below, panelled bath with mixer taps, mixer shower controls, handheld attachment and rainfall shower over, ladder style towel radiator, WC with enclosed cistern.

Garage: 16' 4" max x 8' 1" max (4.97m x 2.46m)

Light point, obscured window to rear aspect.

Tenure:

Leasehold - c.150 years remaining on the lease.

Service Charge:

£1452.42 per annum (Paid 6-monthly)

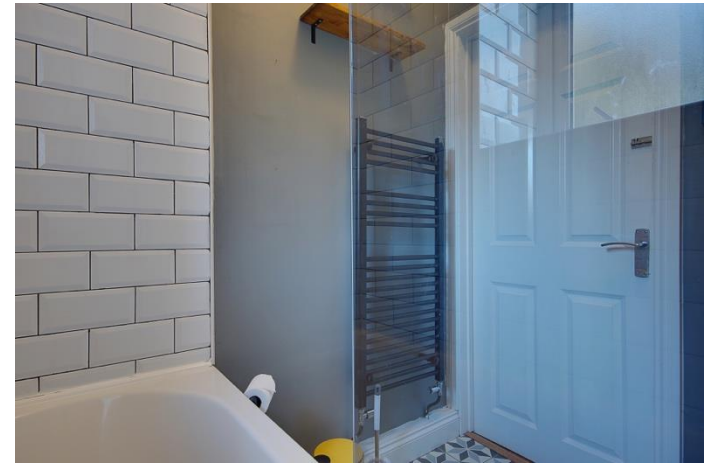
Ground Rent:

£200 per annum

Photography









Floor Plan



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

EPC

Flat 6, Meriton Court 87, Lansdowne Road BOURNEMOUTH BH1 1RP	Energy rating C	Valid until:	28 June 2028
		Certificate number:	8400-4314-2529-9726-7683

Property type	Mid-floor flat
Total floor area	46 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	75 C	78 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.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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