

# Flat 43 Hampshire Court Bourne Avenue Bournemouth, BH2 6DW



# Property Overview

## Guide Price £125,000

A very well presented one bedroom fourth floor flat with South Westerly facing balcony overlooking Bournemouth gardens.

Situated a few metres from Bournemouth Square the property is positioned conveniently for Bournemouth beaches, shops, restaurants, bars, gardens and travel routes to Poole, Christchurch and beyond.

The accommodation offers open plan living / kitchen / breakfast room with French door onto the balcony, hallway, modern shower room, and bedroom with storage and further 6'7" utility / study cupboard.

The property also benefits from recently fitted UPVC double glazing, original cast iron radiators (communal heating and hot water), original solid wood flooring and lift service.

Ideal first time buy or buy to let.



# Accommodation

## Entrance Via:

Communal front door with security entry phone from Bourne Avenue, stairs and lift to 5th floor floor, steps to 4th floor inner landing, door to:

## Hallway:

Smoke alarm, electric fuse box with trip switches, security entry phone, original solid wood flooring, cloak cupboard (providing shelving at storage and hanging space), doors to accommodation.

Shower Room: 5' 4" plus recess x 4' 7" (1.62m x 1.40m)

Fully tiled walls and floor, WC with concealed cistern, extractor fan, feature recess with wooden plinth and glazed shelf over, wash and basin with storage below and mirror over, glazed shower enclosure with inset mixer shower over, electric ladder style heated towel radiator.

Bedroom: 12' 4" x 8' 5" (3.76m x 2.56m)

Window to rear aspect, wall with multiple cupboards (providing wardrobe space, shelving and overhead storage), original cast iron radiator, original solid wood flooring, bifold door to:

Utility / Study Cupboard: 6' 7" x 2' 4" (2.01m x 0.71m)

Light point and power, wood panelled walls, space for small desk, space and plumbing for washing machine with worktop over, laminate flooring.

Open Plan Living / Kitchen / Breakfast Room Overall: 13' 10" max x 11' 8" (4.21m x 3.55m)

## Kitchen Area:

Range of eye and base level units, wood work surfaces, under unit lighting, contemporary inset stainless steel sink with mixer tap over, integrated slimline dishwasher, electrical oven with three ring induction hob with concealed hood over, space for tall fridge freezer, breakfast bar island section with cupboard below and integrated low-level fridge, open plan with:

## Living Area:

Windows to front aspect, original solid wood flooring, original cast iron radiator with cover, open plan with kitchen area, French door to:

Balcony: 11' 2" x 2' 10" (3.40m x 0.86m)

South Westerly facing, enclosed by wall, laid to artificial grass, views over Bournemouth Square and Bournemouth Gardens.

## Lease Length:

Approximately 111 years remaining.

## Ground Rent:

Peppercorn.

## Service Charge:

Paid 4 Weekly - £278 every 4 weeks. Includes communal hot water and heating and water rates, buildings insurance, lift insurance and maintenance, general repairs, fire risk items, general maintenance, communal cleaning, management fees, sinking fund and other miscellaneous items.

## Council Tax Band:

A

## Parking:

There is no allocated parking with this town centre flat. Residents of the block have permit parking that they have the right to apply for in St. Stephens Road and Durrant Road close by (0.3 miles) (Zone S1). The vendors have two cars and use this facility. Permits cost £100 per year per car.

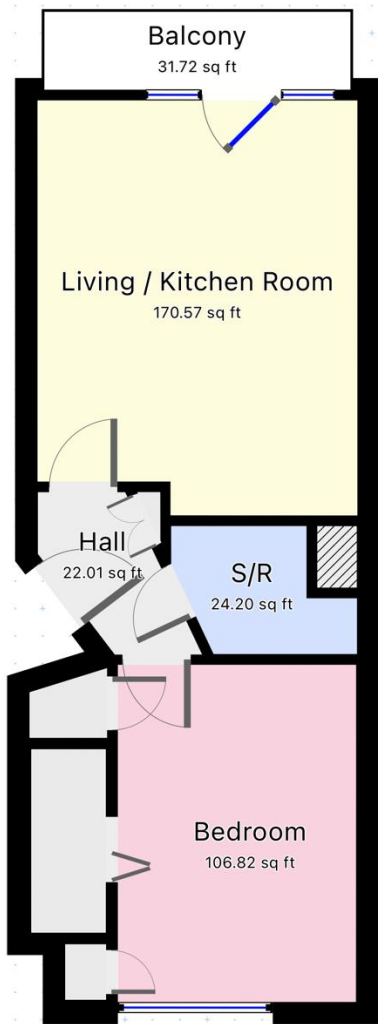
# Photography







# Floor Plan



# EPC

10/05/2022, 00:31

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

Energy performance certificate (EPC)		
Flat 43 Hampshire Court Bourne Avenue BOURNEMOUTH BH2 6DW	Energy rating <b>C</b>	Valid until: 21 July 2023 Certificate number: 8837-6523-5440-8912-0922

Property type	Mid-floor flat
Total floor area	35 square metres

## Rules on letting this property

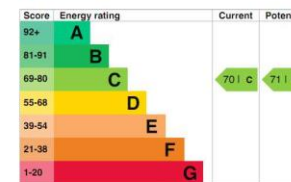
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8837-6523-5440-8912-0922?print=true>

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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

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