

**Apartment 1, Tralee Penthouse Apartments,
88, St. Michaels Road,
Bournemouth, BH2 5DS**



Property overview

Guide Price £380,000

A very well-presented 2 bedroom Penthouse Apartment in St. Michaels Road, Bournemouth just a short walk (200 metres) from the clifftop with easy access to the zig-zag and cliffside lift to the beach. Convenient for popular bars/restaurants and entertainment of Bournemouth Town Centre (0.4 miles), Bournemouth Pier/Beach (0.4 miles), as well as the BIC (0.3 miles).

The vendor has upgraded the flat in his ownership - this includes refurbishment of the balcony (new composite decking and lighting), reinstatement of windows in the living room adding more natural light and views, and enhancing the bathroom etc.

The accommodation offers an entrance hall, an open plan lounge/kitchen/diner, an 18'5" balcony, two double bedrooms (one of which has an ensuite) and a bathroom. All principle rooms have views towards the sea, beaches and rooftop views towards Bournemouth Town Centre. The property also benefits from a secure allocated parking space (with a bollard) and a modern pressurised heating/hot



Accommodation

Entrance Via:

Communal stairs & disabled ramp access, communal entry system and door to:

Communal Entrance Lobby:

Stairs & lift servicing Penthouses only, communal landing and flat entrance.

Entrance Hall: 16' 10" x 3' 4" (5.13m x 1.02m)

Spotlights, smoke alarm, thermostat control panel, security door entry system, radiator, doors to accommodation and door to:

Airing Cupboard: 3' 11" x 2' 5" (1.19m x 0.74m)

Water and heating digital control panel, consumer unit.

Bedroom One: 12' 0" x 9' 10" (3.65m x 2.99m)

Spotlights, Window to front aspect (with sea and rooftop views), fitted wardrobe, door to:

En-Suite: 7' 1" x 3' 11" (2.16m x 1.19m)

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Bedroom Two: 11' 3" x 9' 8" max (3.43m x 2.94m)

Spotlights, two windows to front aspect (with sea and rooftop views), fitted wardrobe plus shelving.

Bathroom: 6' 11" max x 5' 6" (2.11m x 1.68m)

Spotlights, extractor fan, part tiled walls, wash hand basin with tiled splash-back, vanity mirror above and floating cupboard below, panelled bath (with concertina glazed door, mixer tap and inset shower with handheld attachment and waterfall shower over), ladder style towel radiator, WC.

Open Plan Lounge/Kitchen/Diner: 17' 6" max x 13' 6" max (5.33m x 4.11m)
Spotlights, smoke alarm, window to front aspect, 2 radiators, range of eye and base level units integrated appliances (oven/grill, fridge/freezer, dishwasher), stainless steel sink with drainer, four ring LAMONA hob with hood over, windows to side aspect, glass door to:

Parking:

There is an allocated parking space for this flat which has a secure bollard to prevent unauthorized parking.

Ground Rent:

TBC

Lease Length: TBC

125 yrs from 1/4/2010 (approximately 111 yrs remaining).

Service Charge: TBC

£750 per quarter i.e. £3,000 per year.

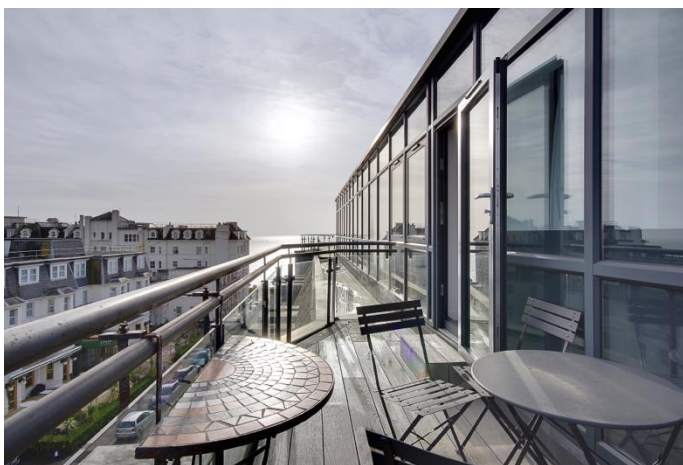
Agents Note Regarding Holiday Lets:

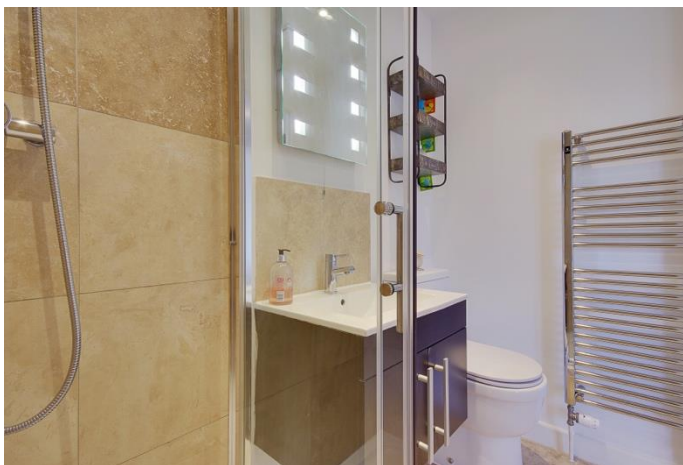
The lease specifically allows short term/holiday lets.

The current owner has used the property as a successful Air Bnb for several years.

Photography



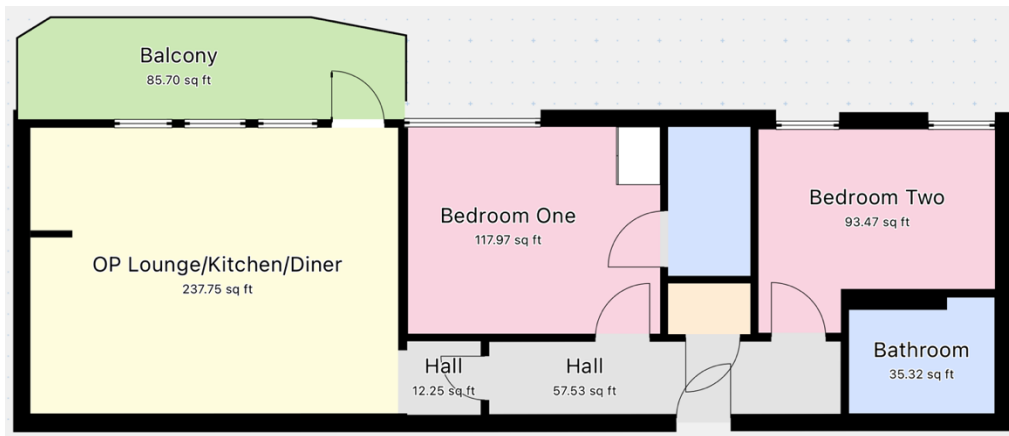








Floor Plan



EPC

1 Tralee Penthouse Apartments 88 St. Michaels Road BOURNEMOUTH BH2 5DS	Energy rating D	Valid until: 6 February 2034
		Certificate number: 0350-2433-0320-2604-3435

Property type	Top-floor flat
Total floor area	58 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 D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	61 D
39-54	E		
21-38	F		
1-20	G		

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