

Flat 36, 124 Commercial Road, Bournemouth, BH2 5AT



Property overview

£180,000

A modern build (2008) two double bedroom 6th floor flat, with private parking, situated in the heart of the town centre in this landmark development close to all the amenities of the town centre (shops, bars, restaurants, award winning beaches, entertainment) and travel routes to Westbourne (0.4 miles), Poole (5.0 miles), Southbourne (3.4 miles), Christchurch (6.9 Miles) and beyond.

The accommodation offers hallway, 17'10" lounge/diner/kitchen, 15'6" (max) bedroom one, 14'5" (max) bedroom two, and family bathroom.

The property also benefits from lift service, secure allocated parking, bike storage, and a 125-year lease from 14th November 2008 (110 years remaining approx.).

No forward chain.



Accommodation

Entrance Via:

Communal front door with security entry videophone to:

Communal Entrance Lobby:

Individual secure letterboxes, door to inner hallway, stairs and lift to sixth floor, door to communal hallway, front door to:

Hallway:

Video entry phone, smoke alarm, two thermostatically controlled electric panel heaters, cupboard providing storage (also housing unvented hot water cylinder), laminate flooring, doors to accommodation.

Lounge/Kitchen/Diner Overall: 17' 10" max x 16' 9" max (5.43m x 5.10m)

Zoned lighting, laminate flooring.

Lounge Area: 16' 9" x 9' 10" (5.10m x 2.99m)

Window to side aspect, TV point, thermostatic electric panel radiator, open plan with:

Kitchen/Diner Area: 14' 6" x 8' 0" (4.42m x 2.44m)

Smoke alarm, trickle vent, base and high level units, window to side aspect, work surfaces, one and a half bowl sink/drainers with mixer tap over, integrated electric oven with four-ring hob and hood over, space and plumbing for washing machine, space for fridge/freezer, space for dining table.

Bedroom One: 15' 6" max x 9' 8" max (4.72m x 2.94m)

Window to rear aspect, thermostatic electric panel radiator, TV point, wardrobes (providing shelving, storage, and hanging space).

Bedroom Two: 11' 10" x 8' 1" (3.60m x 2.46m)

Windows to rear aspect, thermostatic electric panel radiator, walk in cupboard (providing shelving, storage and hanging space).

Bathroom: 6' 8" x 6' 7" (2.03m x 2.01m)

Extractor fan, part tiled walls, panelled bath (with glazed shower screen and inset mixer shower over), ladder style towel radiator, W.C., pedestal wash hand basin (with shaving point over).

Externally:

There is a secure car park accessed from the rear of the development where there is an allocated space for this flat. This also gives access to a communal bin store and bike storage area.

Lease Length:

125 Years from 2008 (approximately 110 years remaining).

Ground Rent:

£154.84 per annum

Service Charge:

Monthly service charge = £314.04 - £3,768.48 per annum (includes £53.55pa Insurance)

Photography

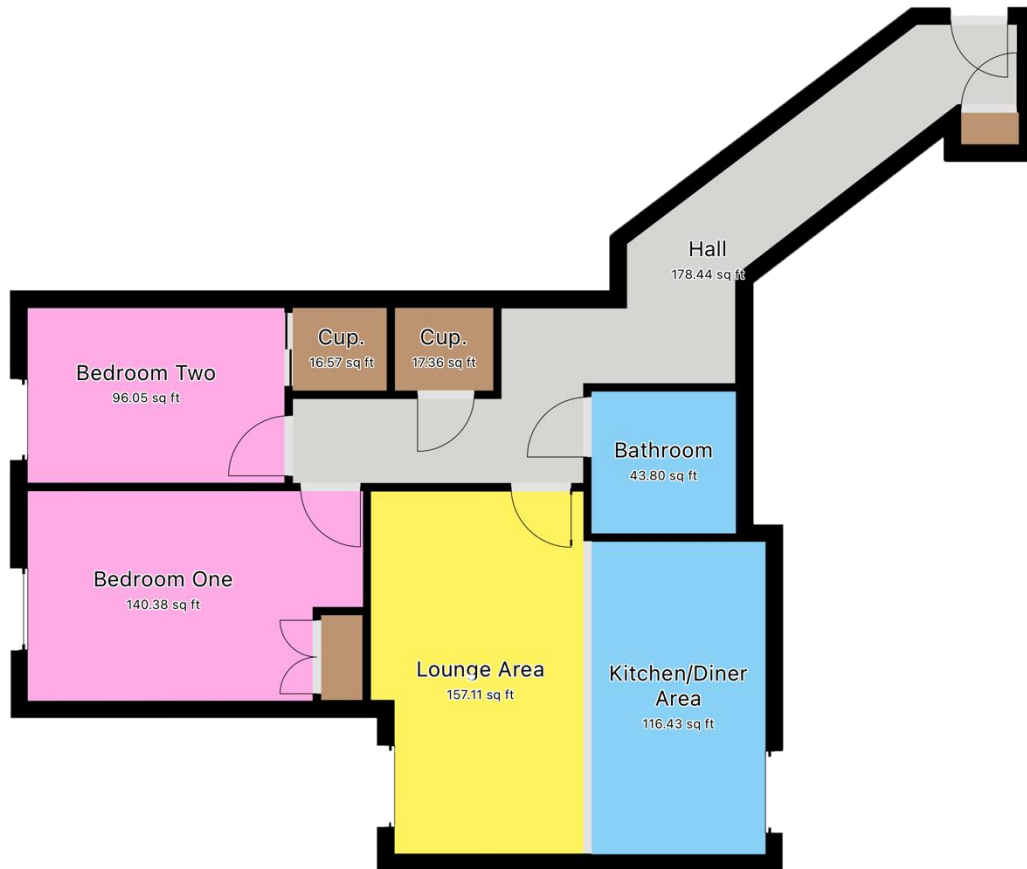








Floor Plan



EPC

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

14/12/2023, 16:07

Energy performance certificate (EPC)

Flat 36 124 Commercial Road Bournemouth BH2 5AT	Energy rating B	Valid until: 3 December 2033 Certificate number: 9020-0201-9107-7423-4114
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Property type	Mid-floor flat
Total floor area	72 square metres

Rules on letting this property

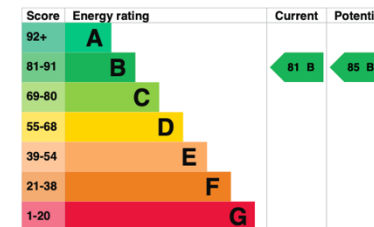
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

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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