

**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 water system.] The vendor currently runs the property as a successful Air BnB - short term/holiday lets are permitted in the building.

Ideal home, holiday home, holiday let investment or buy to let. Offered with no forward chain and will also have a share of the head-lease.



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)

Part tiled walls, shower enclosure with mixer shower attachment over, wash hand basin (with cupboard below, tiled splashback and vanity mirror over).

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:

Balcony: 18' 5" max x 4' 10" max (5.61m x 1.47m)

Glazed balustrade, composite decking with up lighting, (with sea and rooftop views).

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:

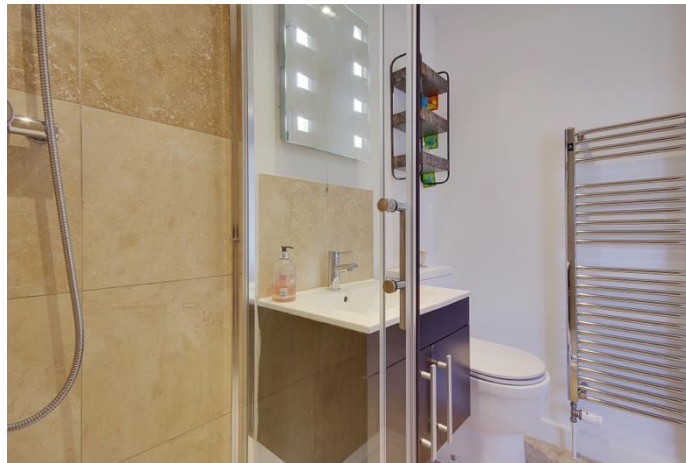
The lease specifically allows short term/holiday lets.

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

Photography



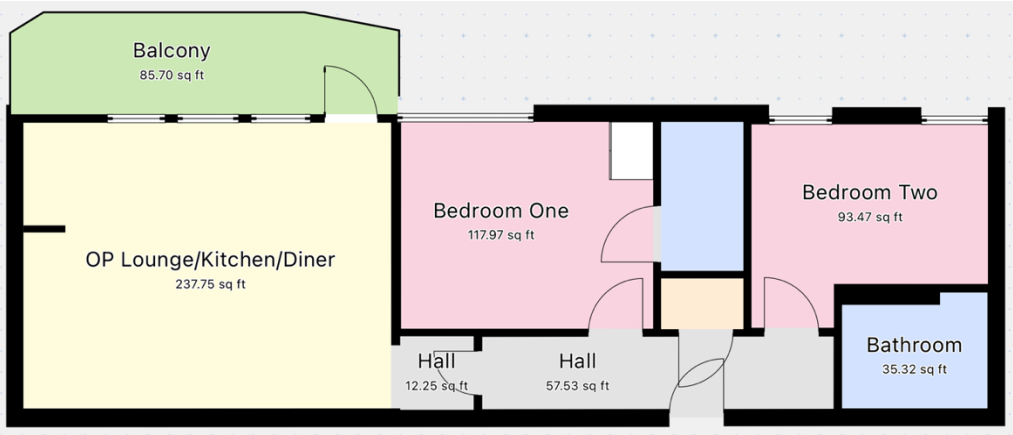








Floor Plan



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		

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

Also find us on

