



16 Carysfort Road, Bournemouth, Dorset, BH1 4EJ

Guide price £100,000

Thacker and Revitt in conjunction with Town and Country Property Auctions are delighted to offer for sale by public auction this modern style top floor purpose built apartment located in a popular area close to the shops and local beaches. It has one double bedroom and lounge. Separate modern light beech coloured fitted kitchen with hob, oven, space and plumbing for washing machine and space for fridge freezer with a wall mounted boiler. Modern bathroom with white suite and tiled walls. Gas central heating via a combi boiler and double glazing. Council Tax band A. Ideal FIRST TIME BUY or INVESTMENT property.

The property will be entered into our 31st July auction which is held online and starts at 10am. You must register to bid and download the legal pack. CGI images provided.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT DOOR AND ENTRANCE HALL

Communal stairs leading to the top floor, leading to wooden front door. Entrance hall with white ceiling, emulsion painted walls and fitted flooring. Radiator. Entry phone. Doors to all rooms. Lighting. Light switch.

LOUNGE (FRONT FACING)

11'1" x 9'6" (3.40 x 2.90)

Door leading in from the hall to the lounge with front facing aspect. Part sloping white ceilings, emulsion painted walls and fitted carpet. Upvc double glazed window. Radiator. Ceiling lighting, light switch, plug sockets and TV socket.

KITCHEN

7'8" x 6'6" (2.34 x 2.00)

Door leading in from the hall into this modern kitchen with white ceiling, part emulsion painted and part tiled walls and fitted lino flooring. Wooden framed Velux window to side aspect. A range of light wood coloured units with laminate worktops. Sink with drainer and mixer tap. Electric oven with pull down door and handle with controls, four ring gas hob and stainless steel extractor above. Space and plumbing for washing machine, space for fridge freezer. Light switch, plug sockets and fuse switches.

BATHROOM

6'2" x 6'0" (1.90 x 1.83)

Door leading in from the hall into this modern style bathroom with side facing aspect. White ceiling, emulsion painted and part tiled walls and fitted lino flooring. Wooden framed Velux window. White bath with a wooden side panel, chrome effect mixer tap with shower hose. White wc with seat, lid and cistern. White sink with chrome effect fittings and pedestal. Ceiling lighting. Radiator.

BEDROOM

11'3" x 9'4" (3.45 x 2.87)

Door leading in from the hall into this double bedroom with side facing aspect. Part sloping white ceilings, emulsion painted walls and fitted carpet. Upvc double glazed window to side aspect. Ceiling lighting. Radiator. Light switch and plug sockets.

GARDEN

We've been advised that there is a communal garden. There is also a bin store and bike shed.

TENURE

We have been advised that this property is LEASEHOLD with approx. 82 years remaining.

Management Charges: £750.00 per half year making £1500.00 per annum

Ground Rent £250.00 per annum

PROPERTY FEATURES

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- . Number of Bedrooms: 1
- . Reception Rooms: 1
- . Property Tenure: leasehold
- . Length of lease remaining: 82
- . Annual ground rent: £250
- . Annual service charge: £1500
- . Council tax band: A
- . Rental Value Per Month: £975
- . 56 Day Completion

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

PRE-AUCTION OFFERS ARE CONSIDERED The seller of this property would consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us on 0300 1246022.

Buyers Premium

* Buyers Premium Applies

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Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



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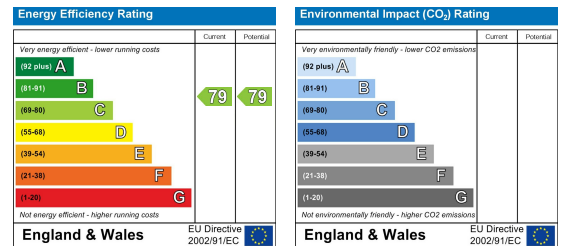
T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www.thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88



Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD