

for sale

guide price **£195,000** Leasehold



Bradbury Court Avon Close Bournemouth BH8 8RF

Welcome to this 2 Bedroom Ground Floor Flat in the Heart of BH8. The ideal First Time purchase or investment, having been built only 10 years ago, this property benefits from off road parking and being 1 of 2 in the block to have its own private back garden and access. Viewing is a must!



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Property Details

Auctioneer's Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation

Lounge 12' 7" x 10' (3.84m x 3.05m)

Radiator behind door, laminate flooring, and sliding door onto the garden.

Kitchen 7' x 9' 4" (2.13m x 2.84m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with black worksurfaces over. Built in oven with gas hob and cooker hood over, boiler in corner and radiator. Space for washing machine and dishwasher. Window overlooking side access.

Hall 6' 1" x 11' 11" (1.85m x 3.63m)

Laminate flooring. Storage cupboard housing electric meter and fuse box.

Bedroom One 9' 8" x 13' (2.95m x 3.96m)

Radiator below window, large double room, and carpeted.

Bedroom Two 10' 11" x 7' 4" (3.33m x 2.24m)

Carpeted, and window overlooking small area of garden

Bathroom

Suite comprising bath with shower over, WC, wash hand basin, heated towel rail and Amtico click floor tiles.

Outside

Front Garden

The front garden has a grassed area with paving slab stepping stones down the side.

Rear Garden

The rear garden has a patio area with stepping stones on the lawn.





To view this property please contact Connells on

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BOURNEMOUTH BH9 2AT

Tenure: Leasehold

EPC Rating: B

Property Ref: WIN306914 - 0009

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold costs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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