

Flat 3, 1 Portchester Place, Bournemouth, BH8 8JS



Property overview

Guide Price £150,000

A one bedroom first floor flat situated in a character converted house in a cul-de-sac, with easy access to travel links to Bournemouth and Poole, Bournemouth Travel Interchange, and the town centre.

The accommodation offers a good sized lounge/diner (14'11 x 15'2) with sliding patio doors leading to a feature Juliet balcony, separate fitted kitchen, bathroom, and bedroom.

The property also benefits from off-road parking for one car, communal garden, uPVC double glazing, gas fired central heating, pet friendly, and own allocated shed for external storage.



Accommodation

Entrance Via:

Communal entrance, front door to communal hallway, stairs to first floor, door to:

Hallway:

Spotlights, security entry phone, tiled floor, doors to accommodation.

Bedroom: 10' 4" x 10' 0" (3.15m x 3.05m)

Coved ceiling, UPVC double glazed window to side aspect, radiator, laminate flooring.

Shower Room:

Spotlights, extractor fan, obscured UPVC double glazed window to rear aspect, fully tiled walls and floor, wall mounted sink with drawers below and mixer tap and illuminated mirror cabinet over, space and plumbing for washing machine, low level W.C., shower enclosure with luxury tower shower over (with body spray jets).

Kitchen: 9' 11" x 5' 7" (3.02m x 1.70m)

Bespoke made to measure kitchen. UPVC double glazed window to side aspect, range of units (high, eye and base level), quartz work top, four ring gas hob, electric oven, integrated dish washer, sink/drainер with mixer tap over, space for fridge/freezer, cupboard housing gas fired combination boiler serving the central heating and hot water systems, tiled floor.

Lounge/Diner: 14' 11" x 13' 3" (4.54m x 4.04m)

Coved ceiling, UPVC double glazed patio doors to rear aspect, Juliet balcony (with wrought iron balustrade), laminate flooring, TV point, fitted storage and shelving unit (which also houses the electric consumer unit).

Lease Length:

89 Years Remaining (Approx).

Ground Rent:

£150 Per Year

Service Charge:

£1,700 per annum (£850 every six months). Residents of the building are in charge of the management of the block (1 Portchester Place RTM Ltd) - they employ a managing agent (Asset Property Management). The residents decide on how the service charge is spent and budgeted.

Photography

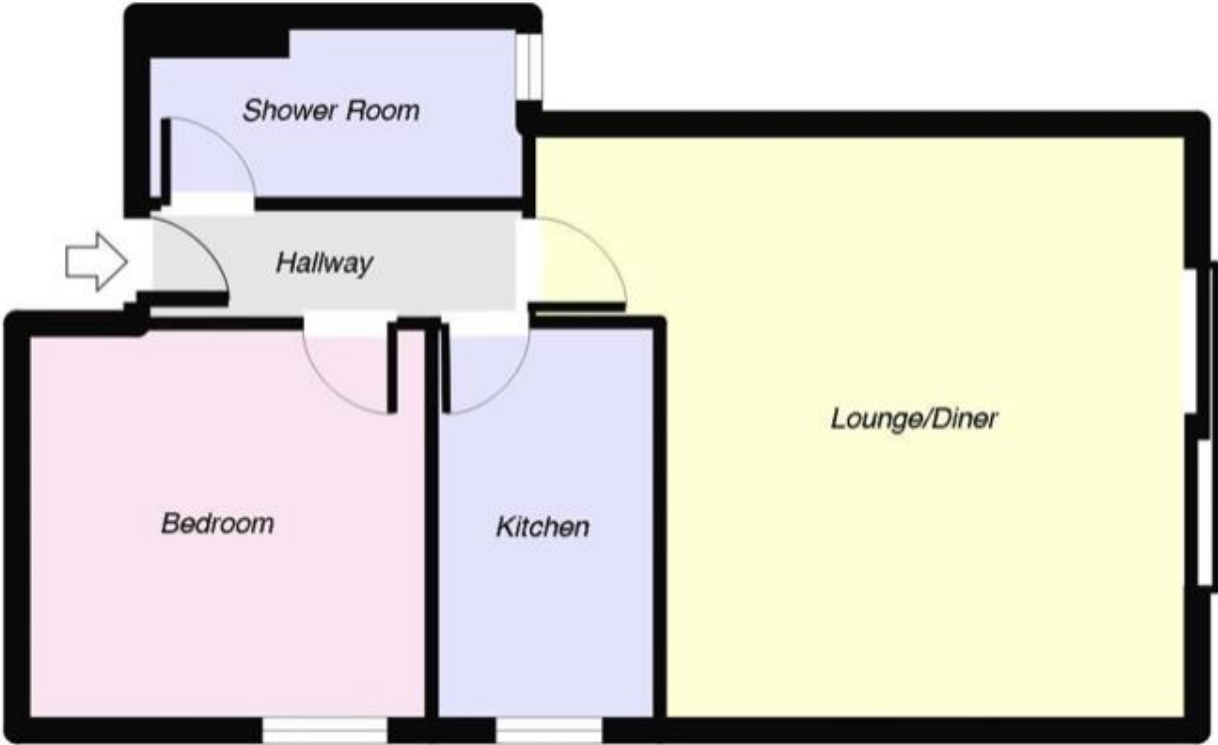








Floor Plan



EPC



Energy Performance Certificate

Flat 3, 1, Portchester Place, BOURNEMOUTH, BH8 8JS

Dwelling type:Top-floor flat

Reference number:9028-2841-7297-9321-6661

Date of assessment:29 November 2019

Type of assessment:RdSAP, existing dwelling

Date of certificate:29 November 2019

Total floor area:43 m²

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,074

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 759 over 3 years	£ 759 over 3 years	
Hot Water	£ 204 over 3 years	£ 204 over 3 years	
Totals	£ 1,074	£ 1,074	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

7575

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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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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