

LEASEHOLD



Flat - Purpose Built

14 BOVERIDGE GARDENS, BOURNEMOUTH, BH9 3RG

Offers Over

£160,000

FEATURES

- NEW SHOWER ROOM
- OVER LOOKING MUSCLIFF PARK
- MODERN KITCHEN
- LONG LEASE WITH PEPPERCORN GROUND RENT
- GARAGE / PARKING
- CLOSE TO LOCAL SHOPS, DOCTORS, DENTISTS, BUS ROUTES



1 Bedroom Flat - Purpose Built located in Bournemouth

ENTRANCE - LANDING

Top Floor Flat : Private entrance via a UPVC front door, stairs leading to the hallway with textured ceiling. The landing also has a textured ceiling, wall mounted heater, loft hatch, two large storage cupboards, doors leading to all primary rooms.

BEDROOM

9'7" x 8'3"

A very nice size master bedroom with built-in storage, wall mounted heater, carpet flooring, UPVC window to the rear aspect.

LOUNGE/DINER

14'4" x 12'11"

A very generous size lounge/diner with built-in storage, textured ceiling, UPVC window to the front aspect, wall mounted electric heater, carpet flooring, feature fireplace.

KITCHEN

9'6" x 5'4"

A very well appointed and modern kitchen with a large selection of wall and floor mounted units in a gloss grey, electric hob and oven, stainless steel sink, stone effect work tops, LED strip light, spaces for a selection of white goods (included in the sale), UPVC window to rear aspect.

SHOWER ROOM

5'9" x 4'5"

A superb and modern shower room with tiled splashback, hand basin with tiled splashback and vanity storage, low level WC, tiled effect flooring, towel rail, wall mounted storage, extractor fan.

OUTSIDE SPACE

Outside front has purpose-built bin storage and a path leading to the private entrance. The parking and detached garage are only a few yards away, as well as the entrance to Muscliff Park and the local shops and other amenities.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.

Lease Information

999 year lease from construction, built circa 1980

Pepper corn ground rent

Pets are allowed

You have a loft space, garage, but no garden.

As, and when, maintenance





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on

01202 532556

sales@simpsonsestateagents.com

www.simpsonsestateagents.com

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

