

**67A, Ensbury Avenue,  
Bournemouth, BH10 4HF**



# Property overview

**Guide Price £260,000**

A well presented ground floor garden flat with share of freehold and a long 980 year lease, conveniently located approximately 0.6 miles from the shops, restaurants, cafes and bars of Winton High Street and around 0.8 miles from Moordown High Street. Bournemouth University is approximately 1.5 miles away, whilst the skatepark and playfields at Slades Farm are within 0.4 miles. The property is also within approximately 0.3 miles of local primary and academy schools, with access to travel routes to Bournemouth (approx. 2.5 miles), Poole (approx. 5 miles) and Ferndown (approx. 4 miles).

The accommodation comprises entrance hallway, inner hallway, kitchen, lounge, two double bedrooms and a bathroom.

Externally, there is a private rear garden, additional allocated front garden areas, and a further strip of land to the rear and side. There is also a bin store and an allocated parking space accessed via a communal driveway with vehicular turning area (see title plan).

Further features include gas-fired central heating, double glazing, a garden/office/storage outbuilding, storage shed and playhouse.

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# Accommodation

## Approach:

Access from Ensbury Park Avenue its via communal shingle drive leading to a parking area where the car parking space is situated on the right. There is an area of grey shingle which is a vehicular turning area. A patio area then further leads to a sheltered rear external lobby entrance area. A UPVC double glazed door leads to:

## Entrance Hallway: 7' 1" x 3' 11" (2.16m x 1.19m)

Opening to inner hallway, door to:

## Kitchen: 10' 5" max x 9' 10"max (3.17m x 2.99m)

Window to rear aspect, range of eye and base level units, work surfaces, tiled splash back, stainless steel sink drainer with mixed tap over, small breakfast bar area, space for fridge/freezer, space for gas cooker, space and plumbing for washer dryer, radiator, cupboard housing gas fired combination boiler, additional cupboard space.

## Inner Hallway: Irregular Shape 12' 9" x 10' 3" (3.88m x 3.12m)

Recess with shelving and cupboard, additional low-level cupboard housing electric consumer unit, radiator, doors to accommodation.

## Lounge: 12' 0" x 12' 0" (3.65m x 3.65m)

Two windows to front aspect, TV point, radiator.

## Bedroom One: 13' 0" max x 12' 0" (3.96m x 3.65m)

Window to rear aspect, radiator.

## Bedroom Two: 12' 7" x 9' 1" (3.83m x 2.77m)

Two windows to front aspect, radiator.

## Bathroom: Irregular Shape - 6' 11" max x 8' 9" max (2.11m x 2.66m)

Tiled Wall, window to rear aspect, pedestal wash hand basin, low level W.C., panelled bath with mixer shower over, shelving recess.

## Externally:

Rear garden (accessed via the grey shingle) is mainly to lawn with planting area, enclosed on 3 sides with timber fencing. There is a shed for storage (7'11" x 5'11"), a playhouse, and a:

## Garden/Office/Storage Room: 12' 7" x 6' 1" (3.83m x 1.85m)

Timber construction, windows side and front An aspects, OSB finished internal walls, used for storage, potential external garden room/office. There is also two small front garden areas and a strip of land that runs round the rear and right hand side of the property where there is a bin storage area.

## Agents Note:

We have included a title plan which illustrates the land allocation for the flat.

## Tenure:

Share of freehold with a long 961 (approx.) year lease.

## Maintenance:

50/50 with the first floor flat on and as and when basis.

## Buildings Insurance:

£221 per year.

# Photography

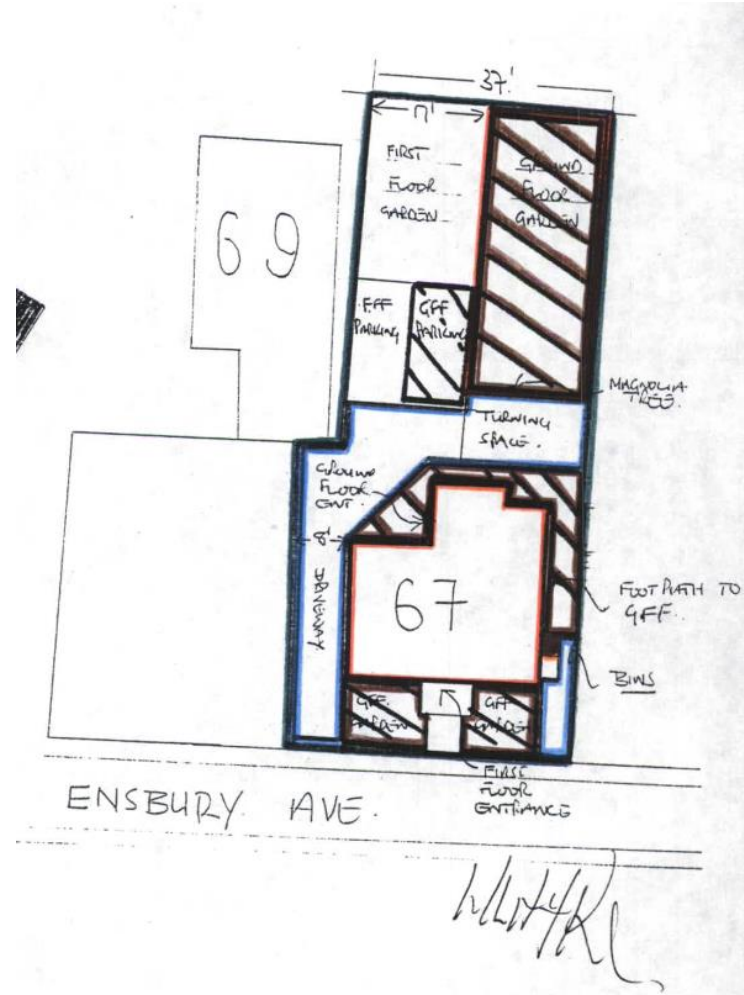






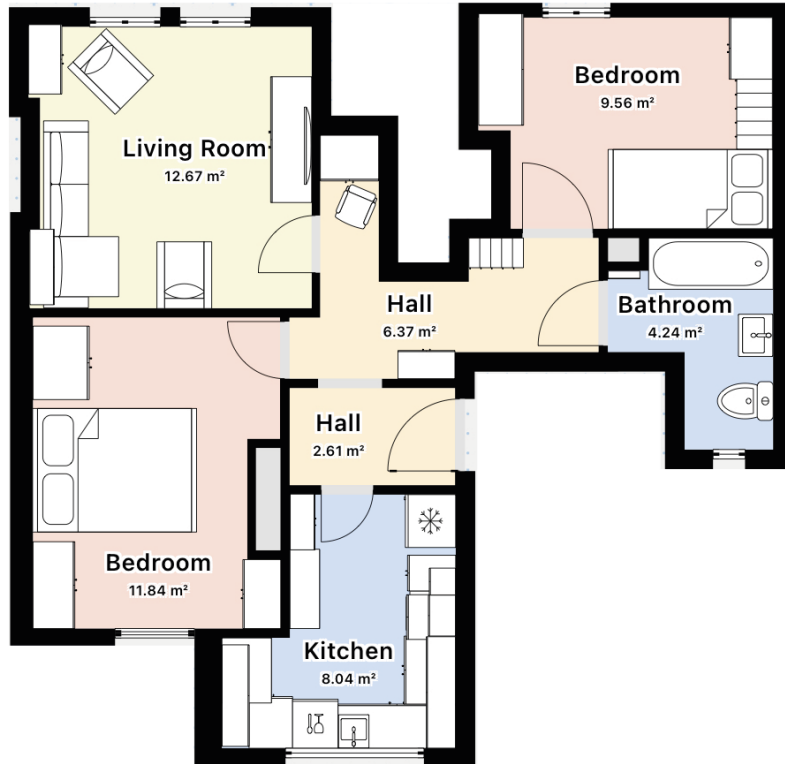






# Floor Plan

# EPC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## Energy performance certificate (EPC)

67a Ensbur Avenue BOURNEMOUTH BH10 4HF	Energy rating	Valid until:	16 August 2032
	<b>D</b>	Certificate number:	9036-3019-4208-2012-4200

Property type	Ground-floor flat
Total floor area	60 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 C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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](mailto:hello@simonandcoproperty.co.uk)**

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