

**Flat 3 Atlantic, 169, Bournemouth Road,
Poole, BH14 9EE**



Property overview

Guide Price £265,000

A modern two double bedroom ground floor garden flat in 'Atlantic', Bournemouth Road, Lower Parkstone.

Convenient for the scenic walks and amenities of Alexandra Park (0.2 miles), popular shops, restaurants and amenities of Parkstone High Street (0.5 miles), popular junior, pre and primary schools, restaurants and amenities of Ashley Cross (0.8 miles), Parkstone & Branksome Train Stations, (1.0 & 0.7 miles respectively), as well as travel routes to further afield.

The accommodation offers an entrance hall with two storage cupboards, two double bedrooms (with an en-suite shower from the main bedroom), main bathroom and open plan lounge/kitchen/diner.

The property also benefits from gas fired central heating, wet underfloor heating throughout, UPVC double glazing and the remainder of the 10-year ICW Building Warranty.



Accommodation

Entrance Via:

Vehicular access to resident parking, side path leading to communal front door, communal entrance lobby, front door to:

Entrance Hall: 16' 3" x 12' 1" (4.95m x 3.68m)

Spotlights, smoke alarm, telephone/video door entry system, doors to accommodation and doors to storage cupboards:

Cupboard One: 3' 5" x 2' 4" (1.04m x 0.71m)

Providing storage, housing gas fired combination boiler, consumer unit and electric meter.

Cupboard Two 3' 9" x 1' 11" (1.14m x 0.58m)

Providing storage.

Open Plan Lounge/Kitchen/Diner: Over: 21' 11" max x 14' 1" max (6.68m x 4.29m)**Kitchen/Dining Area: 12' 10" max x 11' 0" max (3.91m x 3.35m)**

Spotlights, smoke alarm, window to side aspect, range of eye and base level units, integrated appliances (fridge/freezer, washing machine, dishwasher, oven/grill with induction hob and extractor over.), underfloor heating, open plan with:

Lounge Area: 14' 1" max x 9' 5" max (4.29m x 2.87m)

Spotlights, window to front aspect, tv aerial points, French doors to garden, underfloor heating.

Bedroom One: 11' 5" max x 9' 1" max (3.48m x 2.77m)

Spotlights, window to front aspect, underfloor heating control panel, underfloor heating, door to:

En-Suite Shower Room: 7' 0" x 4' 11" (2.13m x 1.50m)

Spotlight, extractor fan, part tiled walls, walk in shower with mixer controls, handheld attachment and rainfall shower over, ladder style towel radiator, tabletop sink with mixer tap over and storage below, wall mounted WC with hidden cistern, underfloor heating.

Bedroom Two: 10' 5" x 8' 4" (3.17m x 2.54m)

Spotlights, window to rear aspect, underfloor heating control, underfloor heating.

Bathroom: 8' 4" x 5' 7" (2.54m x 1.70m)

Spotlights, ceiling extractor fan, Obscured window to rear aspect, part tiled walls, tabletop sink with mixer tap over and storage below, free standing bath with wall mounted controls and handheld attachment over, ladder style towel radiator, wall mounted WC with hidden cistern, underfloor heating.

Patio/Garden: 11' 1" max x 9' 8" max (3.38m x 2.94m)

Enclosed by fence, laid to patio slabs.

Tenure:

Leasehold - 119yrs remaining. (125 years from March 2020)

Service Charge:

£1,615.84 per annum (including building insurance)

Ground Rent:

£230 per annum.

Photography















Floor Plan

EPC



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Flat 3 Atlantic 169, Bournemouth Road POOLE BH14 9EE	Energy rating	Valid until:	16 March 2030
	B	Certificate number:	0769-3893-7672-2790-4301

Property type

Ground-floor flat

Total floor area

66 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 B. It has the potential to be B.

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

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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