

**Flat 1 Alfred Court, 100 Shelley Road East,
Bournemouth, BH7 6HB**



Property overview

Guide Price £159,950

A well-presented two-bedroom ground-floor flat in Alfred Court, Shelley Road East, Bournemouth.

Convenient for the popular bars, restaurants and amenities of Boscombe High Street (0.3 miles) and Southbourne Grove (1.3 miles), the recreation grounds & walks of Kings Park (0.4 miles), Boscombe Pier/Beach (1.0 miles), as well as travel routes to Bournemouth (3.0 miles), Christchurch (3.1 miles) and further afield via the A338 (1.0 miles).

The accommodation offers an entrance hall with a storage cupboard, a lounge/diner, a kitchen, two double bedrooms and a bathroom.

The property also benefits from gas-fired central heating, UPVC double glazing, and a newly extended lease.

Offered with vacant possession, no forward chain and allocated parking space. Ideal buy to let or first time buy.



Accommodation

Front External:

Vehicular and pedestrian access from Shelley Road East, communal front door to communal entrance hall, telecom door entry system, front door to:

Entrance Hall: 11' 8" max x 7' 11" max (3.55m x 2.41m)

Door entry system, doors to accommodation and door to:

Storage Cupboard

Providing storage, housing electric meter.

Lounge/Diner: 20' 1" max x 11' 4" max (6.12m x 3.45m)

Windows to front aspect, two radiators, door to:

Kitchen: 7' 8" x 7' 2" (2.34m x 2.18m)

Range of eye and base level units, integrated oven/grill with gas hob and extractor over, space for washing machine, space for full sized fridge/freezer, stainless steel 1 1/2 bowl sink/drainage, gas fired combination boiler, window to front aspect.

Bedroom One: 13' 11" max x 9' 10" max (4.24m x 2.99m)

Window to front aspect, radiator.

Bedroom Two: 9' 4" x 7' 1" (2.84m x 2.16m)

Window to side aspect, radiator.

Bathroom: 6' 2" x 6' 0" (1.88m x 1.83m)

Extractor fan, fully tiled walls, panelled bath (with mixer tap, handheld attachment and fixed glazed shower screen over), pedestal wash hand basin, ladder-style towel radiator, WC

Externally:

To the rear of the property, there's an allocated parking space and a communal bin store.

Service Charge:

£1,732 per annum (Approximately).

Lease Length:

£1,732 per annum (Approximately).

There has been a consistent surplus the last few years which results in a rebate against the service charge demand. The net service charges average at around £1,400 (approximately).

Ground Rent:

£200.00 per year

Photography





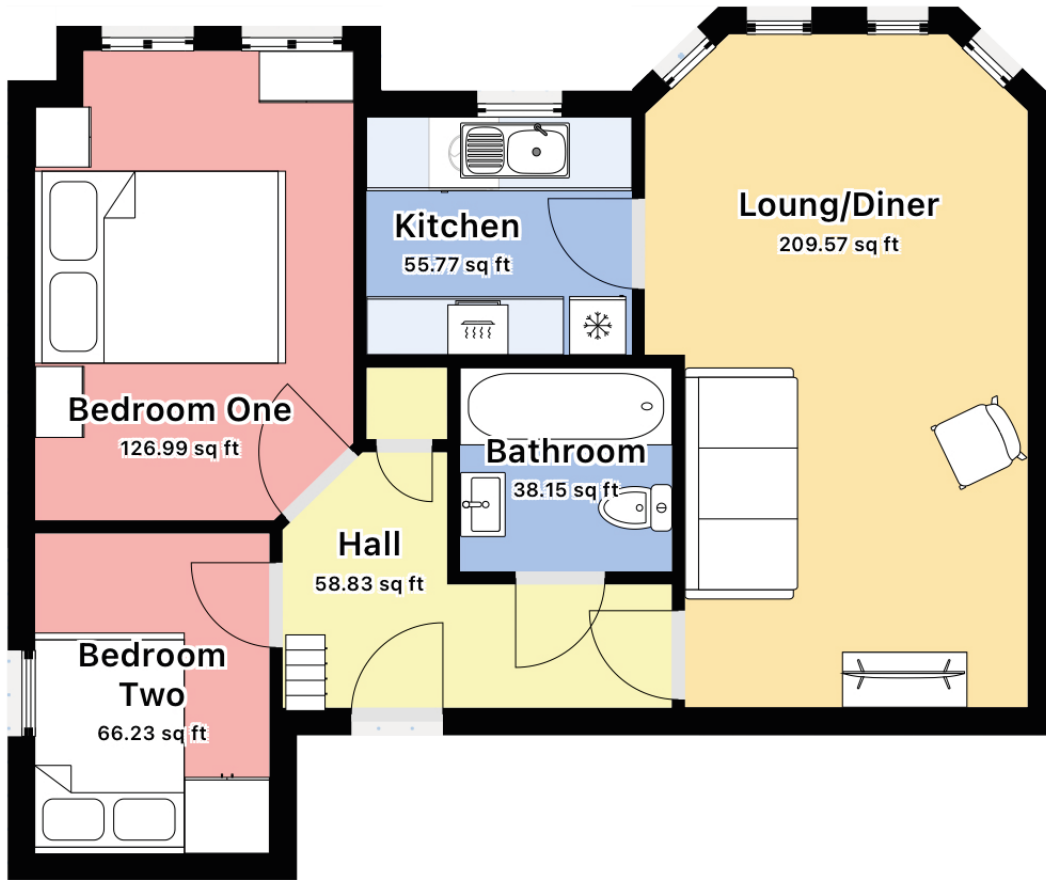






Floor Plan

EPC



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Energy performance certificate (EPC)

Flat 1, Alfred Court 100, Shelley Road East BOURNEMOUTH BH7 6HB	Energy rating	Valid until:	25 November 2028
	C	Certificate number:	2768-1961-6279-4678-4974

Property type: Ground-floor flat

Total floor area: 55 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 C. It has the potential to be C.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2768-1961-6279-4678-4974>

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