Flat 10 Balmoral House, Suffolk Road South, Bournemouth, BH2 6BQ



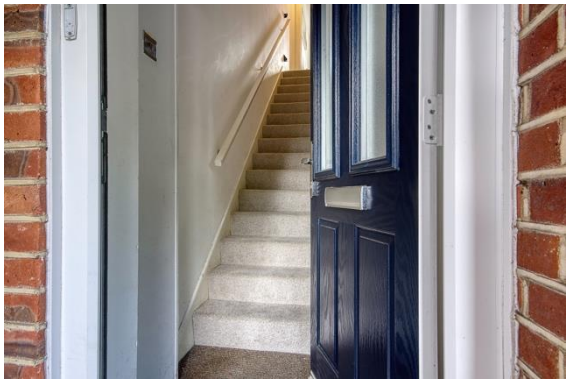
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Property overview

Guide Price £215,000







A well-presented two-bedroom first and second-floor maisonette with its own front door in Balmoral House, Suffolk Road South, Nr Westbourne.

Convenient for the popular shops, restaurants and amenities of Westbourne High Street (0.6 miles), Bournemouth Town Centre (0.7 miles), Branksome Train Station (1.4 miles), West Cliff Beach (0.7 miles), as well as access to further afield with direct access via Wessex Way (0.5 miles).

The accommodation offers a private entrance lobby on the ground floor with stairs to the first floor where there is a kitchen/breakfast room and a lounge/diner.

Stairs lead to the second floor where there are two bedrooms and a bathroom.

The property also benefits from UPVC double glazing, use of the private resident car park and very reasonable service charges.

Accommodation

Entrance Via:
Communal path & vehicular access to resident car park, step and private front door to:

Entrance Lobby/Stairs:
High-level consumer unit and electric meter, stairs to first floor, doors to accommodation.

Kitchen/Breakfast Room: 14' 7" x 9' 7" (4.44m x 2.92m)
Spotlights, two windows to rear aspect, range of eye and base level units, stainless steel sink/drainer, space for appliances (washer/dryer, American fridge freezer), oven/grill (with induction hob over and extractor fan over), space for breakfast bar/table.

Lounge/Diner: 15' 2" max x 14' 7" max into stairs (4.62m x 4.44m)
Spotlights, floor-to-ceiling windows to front aspect, stairs to first floor.

Landing: (L-Shaped) 11' 4" max into stairs x 8' 10" max (3.45m x 2.69m)
Smoke alarm, doors to accommodation:

Bedroom One: 14' 7" max into recess x 11' 5" (4.44m x 3.48m)
Windows to front aspect, electric radiator, recess providing storage, carpet.

Bedroom Two: 8' 11" x 8' 10" (2.72m x 2.69m)
Window to rear aspect, electric radiator, laminate flooring.

Bathroom: 12' 2" x 5' 4" (3.71m x 1.62m)
Obscured window to rear aspect, part tiled walls, P-bath (with mixer taps and electric shower over), wash hand basin (with storage below), WC (with hidden cistern), ladder style towel radiator, laminate flooring, door to:

Airing Cupboard: 2' 10" x 2' 4" (0.86m x 0.71m)
Slatted shelving providing storage, housing a cold-water tank and an immersion hot-water cylinder.

Parking
The resident car park is first-come, first-served at the front of the building. Additionally, there is partially unrestricted parking in Suffolk Road South.

Tenure:
c.135 years remaining.

Service Charge:
£1,000 per annum

Ground Rent:
£10 per annum

Photography















































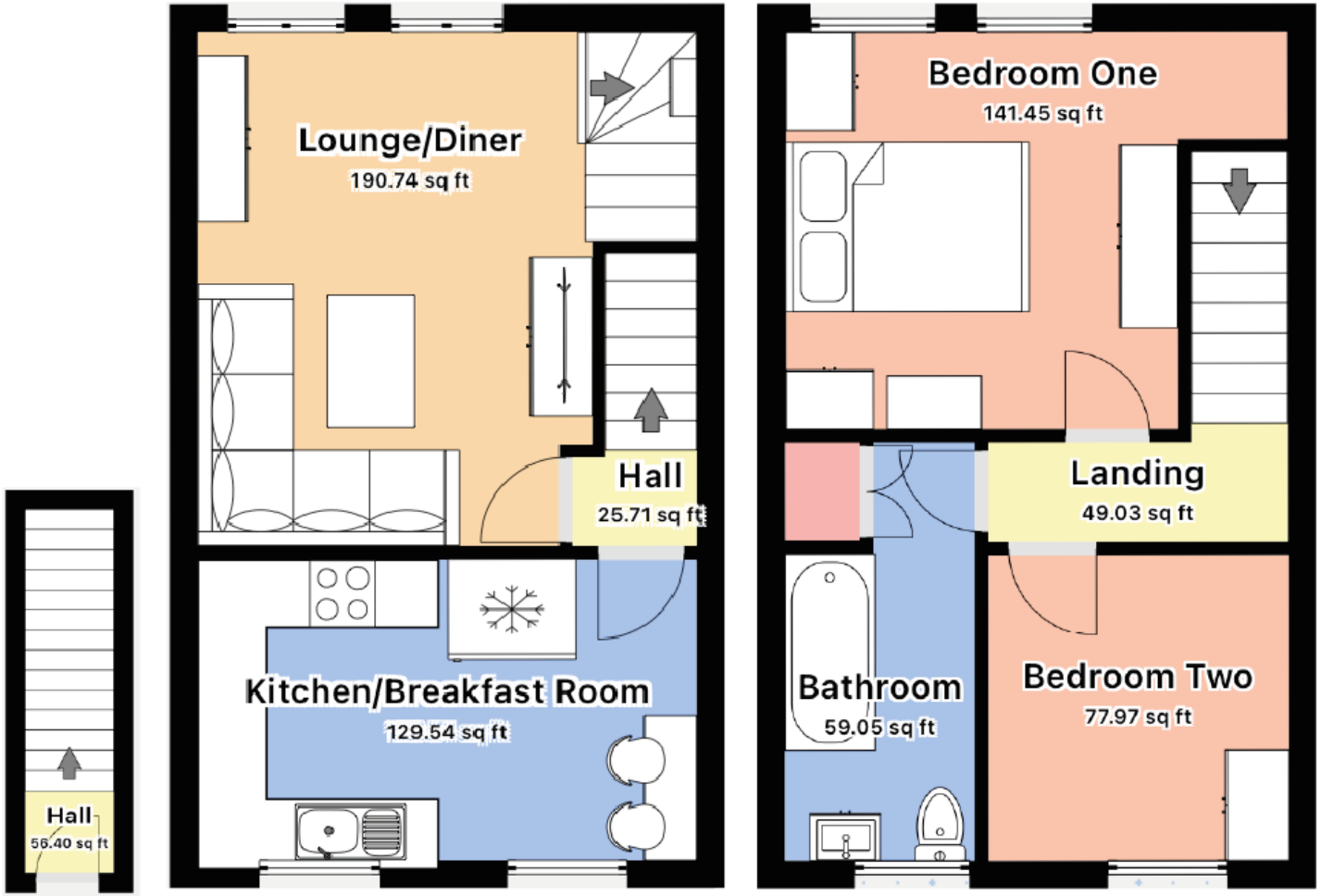








Floor Plan



EPC

Energy performance certificate (EPC)

Flat 10 Balmoral House Suffolk Road South BOURNEMOUTH BH2 6BQ	Energy rating **E**	Valid until:	**14 December 2033**
		Certificate number:	**0390-1157-0822-5396-3273**

Property type	Mid-floor maisonette
Total floor area	37 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).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

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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