

**Flat 1 Richmond Court, 36 Hawkwood Road,  
Bournemouth, BH5 1DP**



# Property overview

## Guide Price £180,000

A two double bedroom ground floor flat in need of some refurbishment in Richmond Court, Hawkwood Road, Bournemouth.

Convenient for the popular shops, cafes and restaurants of Boscombe High Street (130 yards), Beaches (0.7 miles), Bournemouth (3.0 miles), Southbourne (2.3 miles) as well as travel routes to Christchurch (3.2 miles) and Poole (6.7 miles).

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

The property also benefits from UPVC double glazing, gas-fired central heating and a long XX year lease.

Ideal buy-to-let - vendor are looking to sell as an ongoing investment.

The property is currently tenanted for £x PCM, and the tenants would love to continue renting the flat.



# Accommodation

## **Entrance Via:**

Front communal garden section, communal front door to communal entrance hall, front door to:

## **Entrance Hall: 10' 1" max x 6' 10" max (3.07m x 2.08m)**

Wired fire alarm, telephone door entry system, radiator, wood flooring, and doors to accommodation.

## **Kitchen: 9' 4" max x 8' 11" max (2.84m x 2.72m)**

Window and door to rear aspect, gas-fired combination boiler, range of eye and base level units, space for appliances (washing machine, dishwasher, full-sized fridge/freezer), stainless steel sink/drainers, door to:

## **Storage Cupboard: 4' 3" x 3' 0" (1.29m x 0.91m)**

Light point, housing electric meter and consumer unit, slatted shelving providing storage.

## **Lounge/Diner: 15' 2" max into bay x 13' 5" max (4.62m x 4.09m)**

Picture rail, bay window to front aspect, window to side aspect, wood flooring continued from hallway.

## **Bedroom One: 13' 3" max x 11' 11" max (4.04m x 3.63m)**

Window to side aspect, radiator, laminate flooring.

## **Bedroom Two: 10' 3" x 10' 1" (3.12m x 3.07m)**

Window to front aspect, radiator, laminate flooring.

## **Bathroom: 8' 1" x 5' 3" (2.46m x 1.60m)**

Spotlights, obscured window to rear aspect, extractor fan, fully tiled walls and floor, shower enclosure (with mixer controls, handheld attachment and rainfall shower over), pedestal wash hand basin, radiator, WC.

## **Externally:**

Front communal gardens are laid to lawn enclosed by established hedging, and low-level brick wall, path leads to communal front door. To the side there is a further communal garden area which is mainly laid to lawn with established shrubs and bushes. These gardens lead to further rear access area which leads to the rear kitchen door of the flat.

## **Parking Availability:**

The flat does not have allocated parking however there is parking on the road, restrictions are in force from 10am and 6pm (and not in force 6pm till 10am).

Across the road there is a large car park where permits are available for approximately £600 per year.

**Tenure:** Leasehold (139 Years Remaining Approx.).

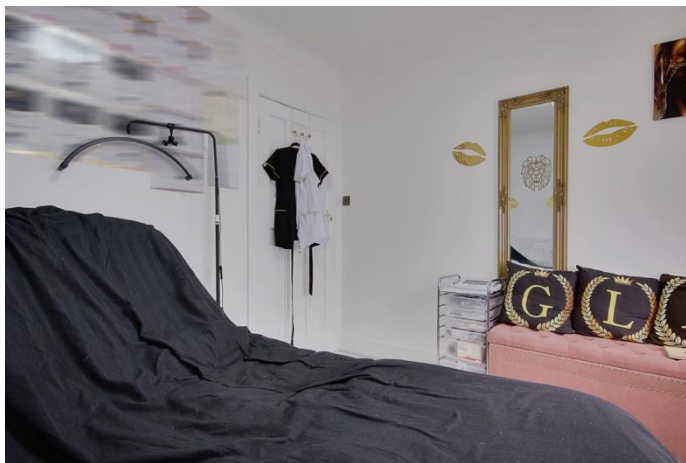
**Service Charge:** £2,386.68 per Annum.

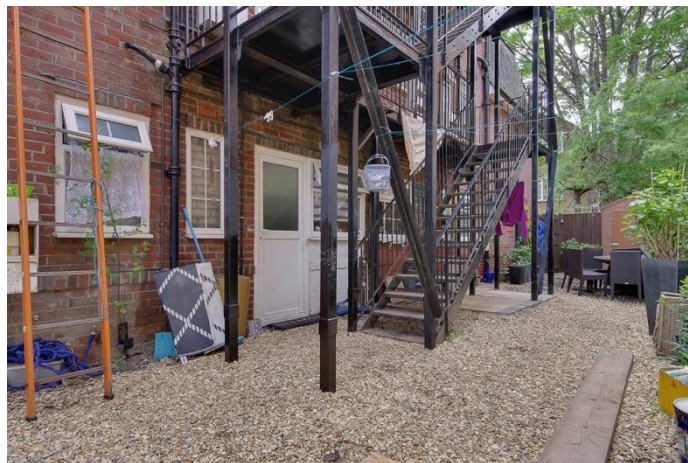
**Ground Rent:** £200 per Annum

# Photography











# Floor Plan

# EPC



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## Energy performance certificate (EPC)

Flat 1 Richmond Court 38, Hawkwood Road BOURNEMOUTH BH5 1DP	Energy rating	Valid until:	13 September 2026
	<b>D</b>	Certificate number:	0142-2874-7015-9296-9111

Property type: Ground-floor flat

Total floor area: 58 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.](#)

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

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