Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST



Commercial Road, Bournemouth, BH2 5AT

Guide price £37,500

NEW LISTING, BOURNEMOUTH, £37,500 (SHARED OWNERSHIP). Take a look at this newly listed purpose built apartment located in Commercial Road. This modern style apartment has two bedrooms and two bathrooms, one being en suite shower room to the main bedroom. There is an L shaped hallway and a good sized open plan kitchen reception room. The lounge area has two patio doors opening out onto a balcony. The kitchen has a range of fitted light wood coloured units and laminate worktops with oven, hob and extractor built in. The apartment benefits from modern electric heating and double glazing, with the added bonus of lift access and a parking space in the secure garage parking. This property is on a shared ownership scheme and would make an ideal FIRST TIME BUY to get onto the property ladder. It is being offered with NO FORWARD CHAIN and is ready to view.







ARLA Association of Residential Letting Agents
The Property Ombudsman LETTINGS
NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

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FRONT DOOR AND ENTRANCE HALL
9'3" x 3'5" x 3'4" (l shaped) (2.83 x 1.06 x 1.03 (l shaped))
Communal entrance with stairs and lift to the main floor leading to the front door. Solid wooden front door into L shaped entrance hall.
White ceiling, emulsion painted walls to part in white with one wall having a panelled effect paper. Light wood coloured laminate flooring. Ceiling lighting, Light switch and plug socket. Built in cupboard with light wood coloured door.

OPEN PLAN LOUNGE KITCHEN
23'1" x 10'5" x 11'0" (irregular shaped) (7.06 x 3.20 x 3.37 (irregular shaped))
Door leading from the entrance hall into this modern open plan lounge kitchen reception room with rear facing aspect. White ceiling, neutral decor and wooden effect flooring. Ceiling lighting. Light switches, plug sockets and TV socket. Radiator. Double glazed doors opening out to the balcony. Balcony with decked flooring, glass and metal railings.
In the kitchen area there is a range of fitted units with laminate worktops. Sink with drainer and mixer tap. Extractor fan, electric oven and four ring glass top hob. Space for fridge freezer and space and plumbing for washing machine. Under cupboard lighting. There is also a built in cupboard.

BEDROOM ONE (MAIN DOUBLE)
11'3" x 12'10" x 12'4" (irregular shaped room) (3.45 x 3.93 x 3.78 (irregular shaped room))
Wooden door leading from the hall into this double bedroom with white ceiling, white walls to part and grey painted back wall. Fitted carpet. Ceiling lighting. Light switches, plug sockets. Double glazed window. Wall mounted heater.

BEDROOM TWO (SINGLE)
10'9" x 8'0" (3.28 x 2.45)
Wooden door wth glass panel leading from the entrance hall into this single bedroom with rear facing aspect. White ceiling, pattered wallpaper to walls and emulsion painted with fitted carpet to the flooring. Ceiling lighting. Light switch, plug sockets. Built in cupboard with light wood coloured door and storage space inside. Double glazed window. Wall munted heater.

EN SUITE SHOWER ROOM TO MAIN BEDROOM
7'3" x 4'5" (2.21 x 1.37)
Wooden door leading into this modern style shower room with white ceiling, part tiled and part emulsion painted walls and tiled to the remainder of the walls. Fitted tile patterned lino flooring. Ceiling lighting. Radiator. White suite with shower, shower tray and glass panel doors. Sink with chrome effect tap and wc with seat and lid. Extractor fan.

BATHROOM
8'7" x 5'6" x 4'10" into recess of room (2.62 x 1.69 x 1.49 into recess of room)
Wooden door leading from the entrance hall into the bathroom with white suite, part tiled walls and fitted flooring. Ceiling lighting. Radiator. White suite consisting of bath with chrome effect fittings and glass screen, sink with chrome effect tap and white vanity unit under, and wc with seat and lid.

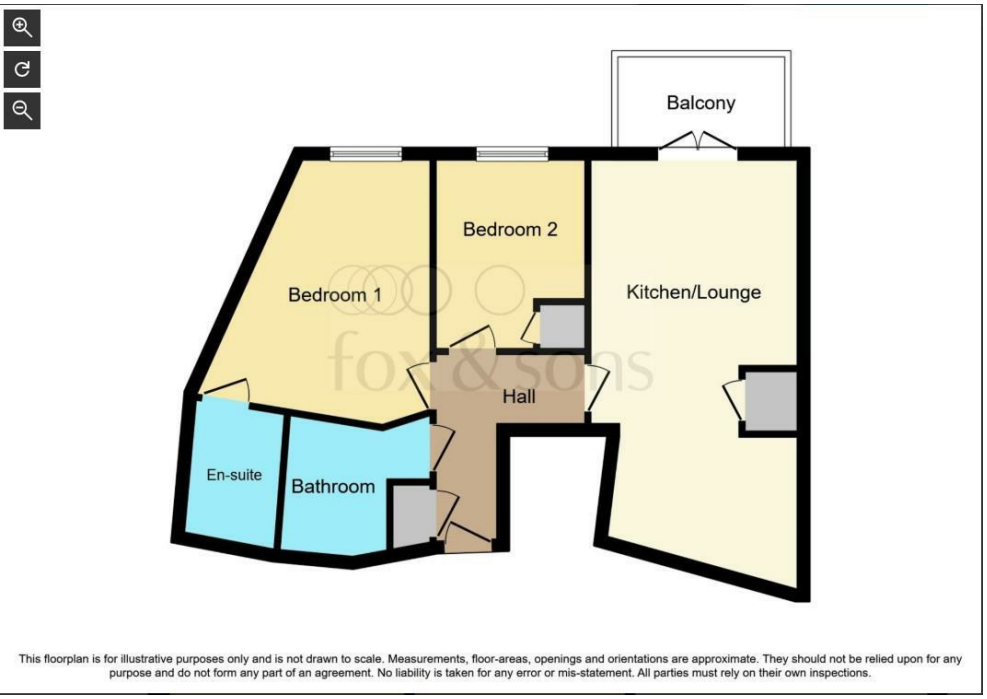
PARKING
There is one allocated parking space conveyed with the apartment, located in the secure car park.

LEASE DETAILS
We have been advised that there is currently 108 years remaining on the lease
We have been advised the Ground Rent is £150

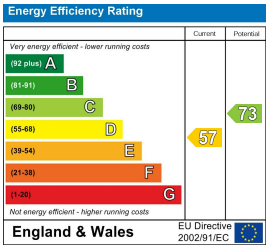
Annual service charge - £2,112.84
Shared ownership: share sold - 25%
Current monthly rent payable - £695.29

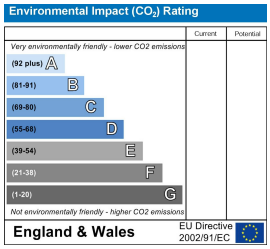
This property is vacant and offered with NO FORWARD CHAIN.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD

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