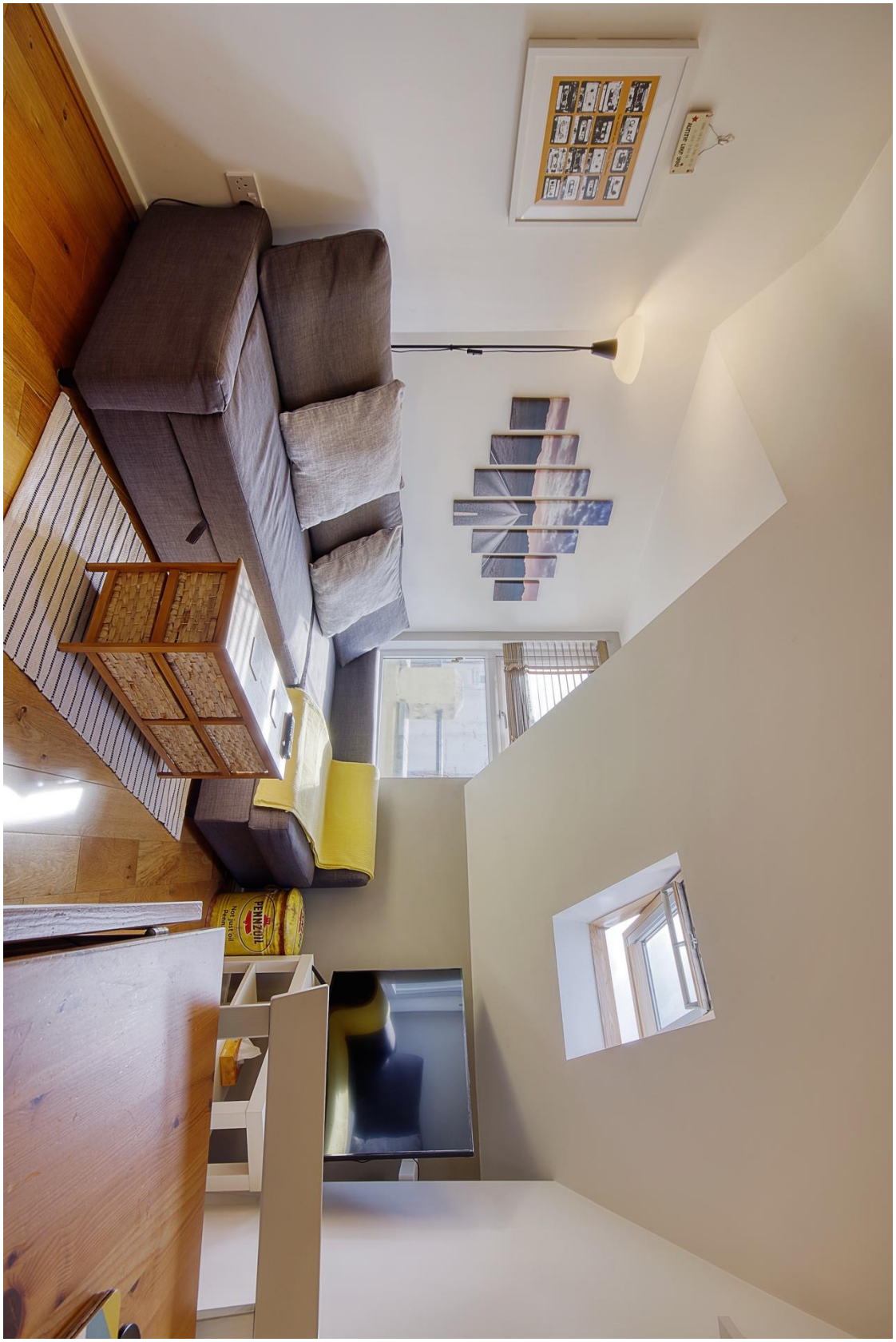
Flat 24 Albert House, 1 Adelaide Lane, Bournemouth, BH1 1AU



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Property overview

Guide Price £130,000

A well-presented one-double-bedroom top-floor flat in Albert House, Adelaide Lane, Bournemouth.

Convenient for Bournemouth Town Centre (less than 300 yards), Bournemouth Beach (0.4 miles), scenic walks and amenities of Meyrick Park (0.7 miles), as well as Bournemouth Travel Interchange (1.3 miles).

The accommodation offers an entrance lobby, hallway, separate WC, an open-plan lounge/kitchen/diner and a double bedroom with an en-suite shower room.

The property also benefits from a long c. 113-year lease, reasonable service charges, and being offered with no forward chain and vacant possession.







Accommodation

Entrance Via:
Secure gate from Adelaide Lane leading to communal pathway, communal front door to communal entrance lobby, stairs to 3rd floor landing, front door to:

Entrance Lobby: 7' 4" max x 3' 11" max (2.23m x 1.19m)
Smoke alarm, recess for coats and shoes (currently mirrored cabinet providing storage), cupboard housing electric consumer unit and electric meter, opening to:

Hallway: (L-Shaped) 9' 0" max x 7' 1" max (2.74m x 2.16m)
smoke alarm, wood flooring, doors to accommodation and door to:

Separate WC: 3' 11" x 2' 7" (1.19m x 0.79m)
Extractor fan, part tiled walls, wash hand basin, WC.

Open Plan Lounge/Kitchen/Diner: Overall: 24' 9" max x 9' 5" max (7.54m x 2.87m)

Lounge/Dining Area: (Irregular Shape) 15' 1" max x 9' 5" max (4.59m x 2.87m)
Window to front aspect, part sloped ceiling (with skylight), electric wall radiator, TV aerial point, wood flooring, opening to plan with:

Kitchen Area: 9' 6" x 5' 0" (2.89m x 1.52m)
Skylight, smoke alarm, range of eye and base level units, integrated oven/grill (with induction hub and extractor over), space for appliances (low level fridge/freezer, washing machine), stainless steel sink/drainer, wood flooring.

Bedroom: (Irregular Shape) 15' 6" max x 7' 9" max (4.72m x 2.36m)
Part sloped ceiling, window to front aspect, electric wall radiator, wood flooring, door to:

En-Suite Shower Room: 4' 7" max x 3' 10" max (1.40m x 1.17m)
Extractor fan, fully tiled walls and floor, pedestal wash hand basin (with mirror and light point over), shower enclosure (with electric shower and handheld attachment over), ladder-style towel radiator.

Tenure:
Leasehold - 125 years from 24th June 2015 (c.113 years remaining)

Service Charge:
£916 per annum (not including building insurance at £261.95 per year). Total: £1,177.95 per annum

Ground Rent:
£150 per annum

Photography














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FLOOR
3







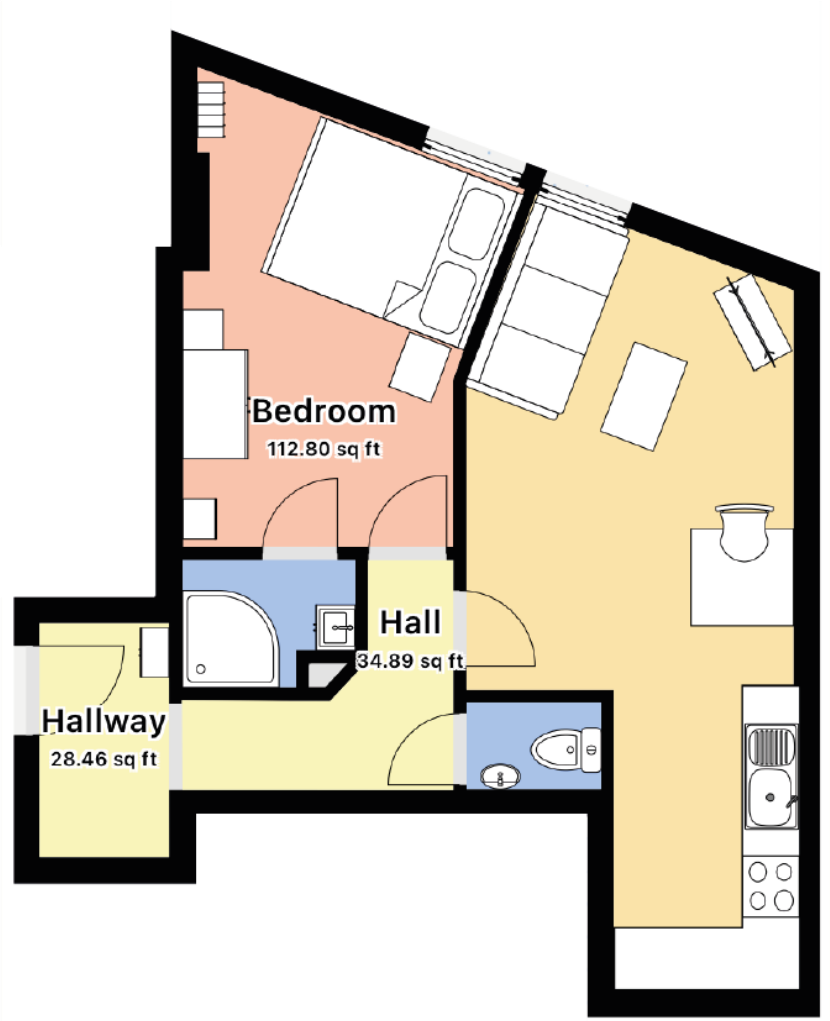



PUSH BUTTON TO OPEN GATE

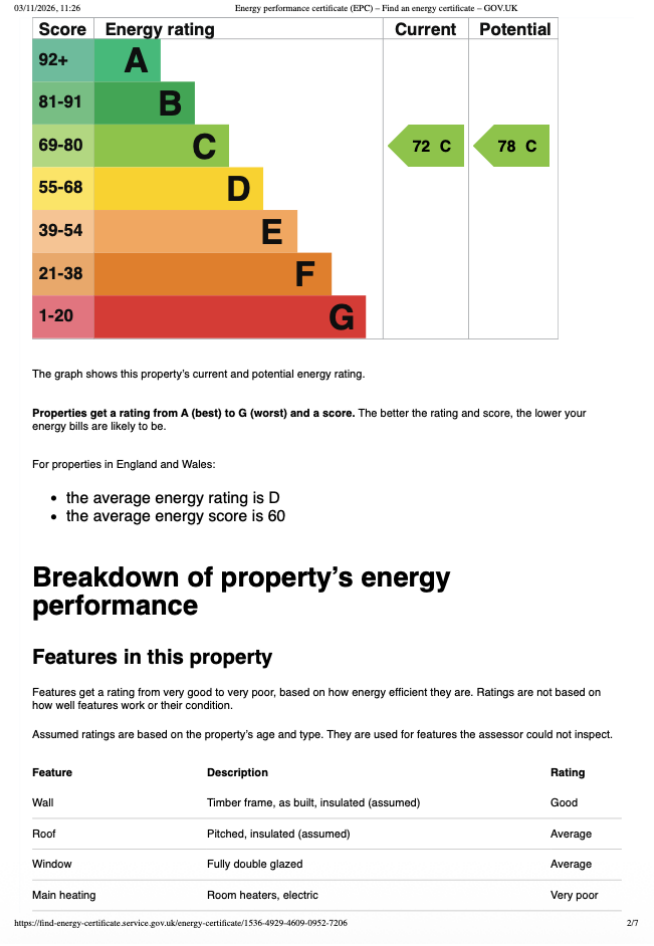

CREAM


TALIAN GELATO Co
BEALES

Floor Plan



EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor

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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