

**2C, Egmont Road,
Poole, BH16 5BZ**



Property overview

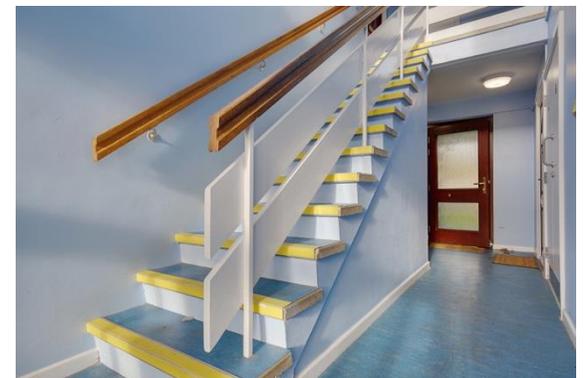
Guide Price £130,000

A well presented, one bedroom first floor flat in a purpose built block of just 4 flats in Egmont Road, Poole.

Convenient for Hamworthy Train Station (0.7 miles), local Nursery/Pre & Primary Schools and convenience stores, with travel links to Poole (2.9 miles), Upton (1.5 miles) and further afield Bournemouth (9.3 miles).

The accommodation offers an entrance hallway with five separate storage cupboards (one of which is walk-in), 14'0" living room, double bedroom with fitted wardrobe, kitchen and bathroom. The property also benefits from gas-fired central heating, UPVC double glazing, communal garden and unrestricted road parking out front.

Ideal first time buy or buy to let. Offered with no forward chain.



Accommodation

Front External:

Communal Path leading to communal front door, door entry system for flats A-D, door to:

Communal Entrance Lobby:

Door to rear communal garden, stairs to first floor.

Entrance Hall: 13' 8" x 4' 0" (4.16m x 1.22m)

Smoke alarm, security entry phone, wireless central heating control, radiator, four cupboards providing shelving and storage with an additional walk in cupboard (measurements below), electric consumer unit and meter with light point and mains, doors to accommodation, door to:

Walk-In Storage Cupboard: (L-Shaped) 6' 4" max x 4' 11" max (1.93m x 1.50m)

Carbon Monoxide alarm, light point, gas-fired combination boiler, Space for storage.

Lounge: 14' 2" x 10' 4" (4.31m x 3.15m)

Windows to front and side aspects, radiator, TV, double doors leading to bedroom.

Bedroom: 10' 6" max x 9' 9" plus Door Recess (3.20m x 2.97m)

Window to front aspect, radiator, fitted cupboard providing shelving storage and hanging.

Kitchen: 9' 4" x 9' 3" max (2.84m x 2.82m)

Smoke alarm, carbon monoxide alarm, window to rear aspect, radiator, range of eye and base level units, work surfaces, part tiled walls, sink/drainer with mixed tap over, space for appliances, (including washing machine, tumble dryer, electric oven with gas hob over, fridge/freezer.)

Bathroom: 6' 4" x 4' 11" (1.93m x 1.50m)

Obscured window to rear aspect, panelled bath with mixer shower attachment over, pedestal wash hand basin, WC, radiator.

Rear External:

Communal garden, path to front (and communal bin store), communal washing line area.

Additional Information:

- New Glow-Worm boiler fitted 12/12/2022 (10-year guarantee for parts & labour)
- EICR (Electrical Check) completed in September 2022.
- Rewire completed in 2014 with new consumer unit.

Lease:

Approx. 116 years remaining (125 years from 30th Nov 2015)

Service Charge:

£517.44 per annum (12 payments of £43.12) (includes building insurance)

Ground Rent:

Peppercorn i.e. £Nil.

Agents Note:

We are offering this property to the open market. The property is currently tenanted, and the tenant would like to stay if we sell to an investor. She has looked after the property very well and has always paid the rent on time.

Photography





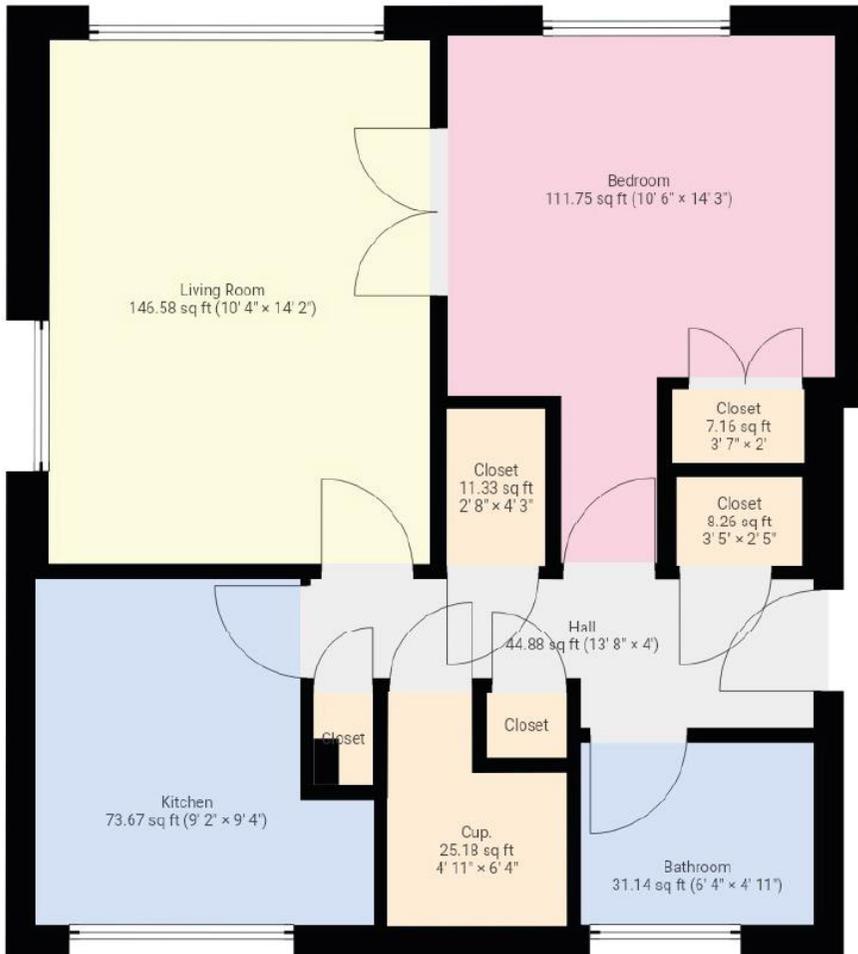






Floor Plan

EPC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMON E&CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2c, Egmont Road POOLE BH16 5BZ	Energy rating D	Valid until: 26 May 2026 Certificate number: 8666-6925-8890-9084-6926
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Property type: Ground-floor flat
Total floor area: 49 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 current energy rating is D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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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