

A share of freehold retirement flat for over 55's situated with reasonable service charges (£1,360 p.a.) and no ground rent in Bournemouth Town Centre convenient for the shops, boutiques, bars and restaurants, award winning beaches, the Travel Interchange (rail, bus, coach, road), and travel routes to Poole, Westbourne, Christchurch and beyond.

The accommodation offers 16'8" lounge/diner, kitchen, hallway, 15'1" bedroom and wet room.

The property also benefits from double glazing, lift service, residents parking, communal residents lounge, guest suite, and attractive communal gardens.

Would suit someone that wants a centrally located flat with easy reach amenities and travel links as a main residence or even a holiday home for someone that is 55 years or older. Offered with vacant possession and no forward chain.



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ACCOMMODATION

Entrance Via:

Communal front door with security entry phone, stairs and lift to first floor, door to:

Hallway:

Smoke alarm, coving, cupboard housing hot water tank, security entry phone, telephone point, doors to accommodation.

Bedroom: 15' 1" x 8' 6" (4.59m x 2.59m)

Coving, double glazed window to front aspect, wardrobe providing shelving and hanging space (mirror fronted), night storage heater.

Lounge/Diner: 16' 8" x 9' 10" (5.08m x 2.99m)

Coving, double glazed window to front aspect, TV point, electric flame effect fire with surround, night storage heater, opening to:

Kitchen: 6' 6" x 6' 1" (1.98m x 1.85m)

Coving, range of eye and base units, roll edged work surfaces, four ring hob, eye level electric oven, space for low level fridge/freezer, one and a half bowl sink/drainers with mixer tap over, double glazed window to side aspect.

Shower/Wet Room: 6' 1" x 5' 6" (1.85m x 1.68m)

Coving, fully tiled walls, weed heater, W.C., pedestal wash hand basin, (with mirror and shaving point over), extractor fan, wet room shower area with glazed enclosure.

Agents Note Regarding Communal Facilities:

Laundry room, guest suite (for resident's visitors), communal lounge and external storage lock up.

Externally:

There is a resident's car park at the front, at the rear there is landscaped communal garden with a couple of seating areas and established shrub, tree and planting areas.

Tenure:

Share of freehold with a 96 year lease (approx).

Service Charge:

£1,360.42 per year.

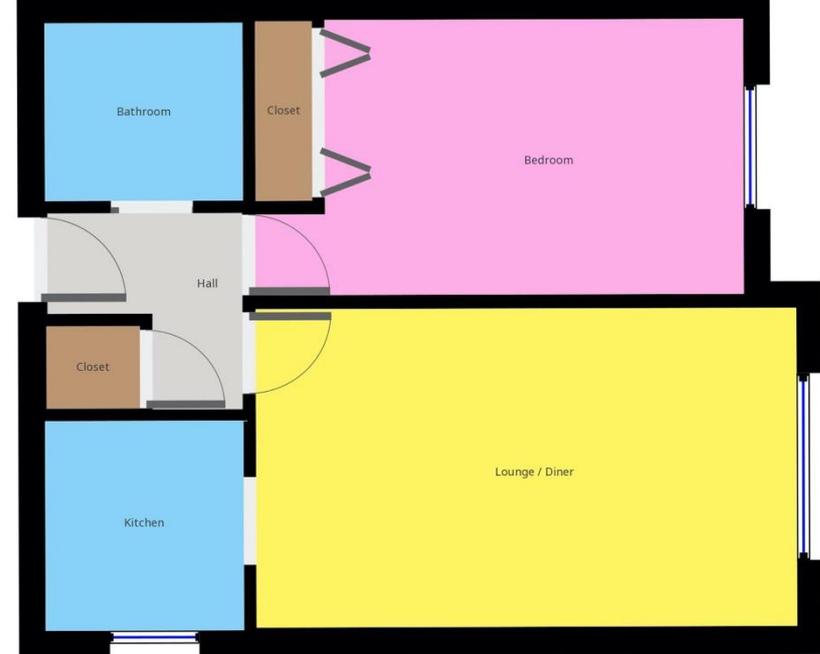
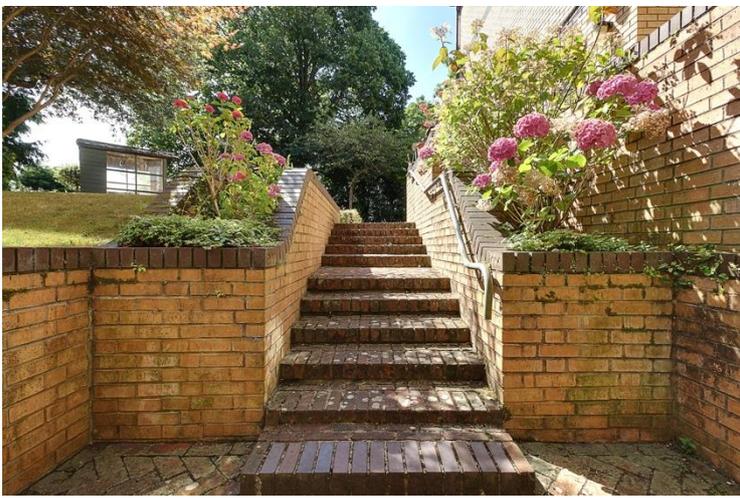
Ground Rent:

None.





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.



Energy Performance Certificate

Flat 10 Benjamin Court
 16, Maderns Road
 BOURNEMOUTH
 BH1 1QG

Dwelling type: Mid-floor flat
 Date of assessment: 14 February 2011
 Date of certificate: 14 February 2011
 Reference number: 0653-2834-8828-8899-4155
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 38 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current		Potential		Environmental Impact (CO ₂) Rating	Current		Potential	
	Current	Potential	Current	Potential		Current	Potential	Current	Potential
32-39 A 31-39 B 29-30 C 25-28 D 23-24 E 21-22 F 19-20 G	82	83	82	83	32-39 A 31-39 B 29-30 C 25-28 D 23-24 E 21-22 F 19-20 G	75	76	75	76

Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC
 England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	268 kWh/m ² per year	260 kWh/m ² per year	
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year	
Lighting	£29 per year	£29 per year	
Heating	£110 per year	£97 per year	
Hot water	£113 per year	£113 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.