



A two double bedroom second floor purpose built flat situated on Holdenhurst Avenue, ideally located for the local high street on Christchurch Road, Southbourne high street (1.0 Miles), Southbourne beaches (1.3 miles), Christchurch (1.9 miles), Bournemouth Town Centre (4.2 miles), New Forest, Littledown sports centre, JP Morgan, RBH and highly rated schools.

The accommodation offers hallway, two double bedrooms, bathroom, kitchen, lounge/diner and balcony.

The property also benefits from gas fired central heating, UPVC double glazing, allocated off road parking, share of freehold and remainder of 999 year lease.



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Accommodation offers hallway, two double bedrooms, bathroom, kitchen, lounge/diner and balcony.

Share of freehold. remainder of 999 year lease.

Also convenient for New Forest, Littledown sports centre, JP Morgan, RBH and highly rated schools.

Gas fired central heating, UPVC double glazing, and allocated off road parking

Remainder of 999 year lease.

ACCOMMODATION

Entrance Via:

Communal front door with security key pad to communal hallway (with resident's bike storage), stairs to second floor, door to external walkway (enclosed by wrought iron balustrade, leading to only this flat), door to:

External Lobby:

Windows to front and side aspects, steps to double glazed front door with side lights to:

Hallway: 30' 9" x 5' 5" plus recesses (9.37m x 1.65m)

Range of cupboards providing storage and shelving, smoke alarm, central heating thermostat, radiator, telephone point, doors to accommodation:

Bedroom One: 13' 5" max x 10' 5" (4.09m x 3.17m)

Window to front aspect, telephone point (extension socket), radiator.

Bathroom: 8' 0" x 5' 5" (2.44m x 1.65m)

Fully tiled walls, obscured window to rear aspect, panelled bath with mixer shower attachment over, wash hand basin with storage below, W. C., radiator.

Bedroom Two: 10' 1" x 8' 10" (3.07m x 2.69m)

Obscured window to side aspect, radiator, inset wardrobe providing storage.

Kitchen: 11' 3" x 7' 5" (3.43m x 2.26m)

Window to front aspect, eye and base level units, work surfaces, one and a half bowl sink/drainers with mixer tap over, space for slimline dishwasher, space for washing machine, oven with four ring hob over, space for fridge/freezer, fully tiled walls, radiator, gas fired Worcester combination boiler (serving the central heating

and hot water systems). Serving hatch to lounge/diner.

Lounge/Diner: 19' 2" x 11' 6" max (5.84m x 3.50m)

Smoke alarm, windows to rear aspect, radiator, TV point, telephone point (extension socket), door to:

Balcony: 6' 3" x 5' 11" (1.90m x 1.80m)

Enclosed by wrought iron balustrade, faces Christchurch Road.

Externally:

The front is laid to hardstanding providing allocated off road parking for the residents, there is also the residents communal bins and access to the main entrance.

Agents Note:

This purpose-built block has a Costa Coffee outlet on the ground floor (a commercial, self-contained unit). This can restrict which lenders are prepared to lend (i.e. with commercial property below). If you need advice about getting a mortgage on this type of property, please get in touch.

Tenure:

Share of freehold with remainder of 999 year lease.

Ground Rent:

None.

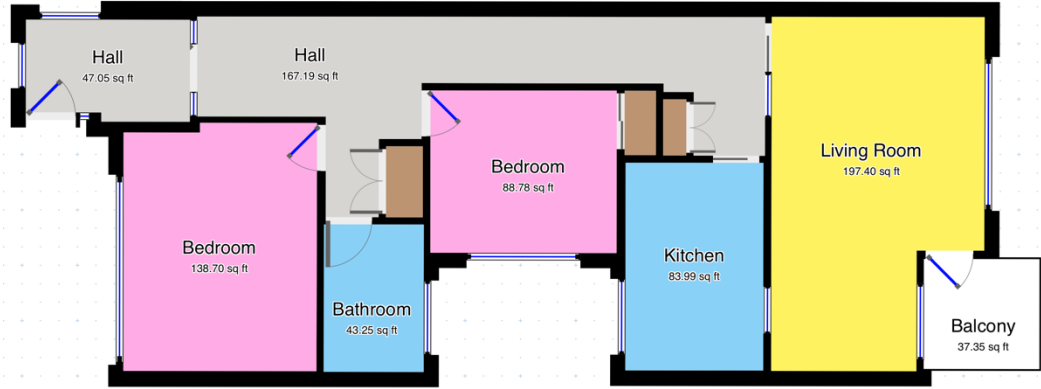
Service Charge:

As of 1st April 2021 - £75 per month (i.e. £900 per year).





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

Energy performance certificate (EPC)

Full 5 Amanda Court
3, Haddenham Avenue
BCH10 1AD
BH7 6JZ

Energy rating
D

Valid until 8 November 2029

Certificate number: 9585-2802-6909-9621-4705

Property type
Top-floor flat

Total floor area
71 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the conditions and exemptions](#). [More information](#) on the [Energy Performance Certificate \(EPC\) website](#).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)