

**Flat 50 Restharrow, Lansdowne Gardens,
Bournemouth, BH1 1QR**



Property overview

Guide Price £100,000

A well-presented recently refurbished and upgraded (2019) second floor flat situated in the popular Lansdowne/Dean Park Area convenient for Bournemouth town centre (1.0 miles), Bournemouth beaches (1.3 miles), Bournemouth train station and travel interchange (0.6 miles), and routes to Poole, Southampton, and London.

The accommodation offers hallway, modern kitchen, open plan with dining/living area, modern shower room and two double bedrooms.

Restharrow is an over 55's retirement development which features a development manager, state of the art Tunstall alarm/call/door system, residents' lounge, and communal gardens.

The property also benefits from double glazing (thermal blinds and thermo/privacy glass film), modern centrally controlled infrared heating system, pressurised hot water system, residents' and visitor parking. Offered with no forward chain.



Accommodation

Hallway:

Cable point, Tunstall alarm system panel (see agent's notes), cupboard (providing storage also housing electric consumer unit), further cupboard housing modern pressurised hot water immersion tank, doors to accommodation.

Open Plan Kitchen/Diner/Living Room Overall: 22' 3" max x 16' 5" max into recess (6.78m x 5.00m)

Kitchen Area:

Range of eye and base level units, worksurfaces, sink drainer with mixer tap over, contemporary splashback, electric cooker (with oven, grill, four ring hob), concealed stainless steel hood over, space for washing machine, space for condenser dryer, recess for fridge freezer, vinyl flooring, alarm pull chord, open plan with:

Dining/Living Area:

Feature shelf bay window to rear aspect, two infrared heating panels (see agent's notes), digital central control unit for heating system, TV points, telephone point, zoned lighting, alarm pull chord.

Bedroom One: 10' 7" x 8' 10" (3.22m x 2.69m)

Window to rear aspect, TV point, infrared heating panel, alarm pull cord.

Bedroom Two: 9' 9" x 9' 7" (2.97m x 2.92m)

Window to rear aspect, TV point, infrared heating panel, alarm pull chord, wardrobe providing shelving storage and hanging space.

Shower Room: 8' 9" x 5' 6" (2.66m x 1.68m)

Obscured window to side aspect, pedestal wash handbasin with splashback tiling and illuminated vanity mirror over, WC, glazed corner shower enclosure with thermostatic inset mixer shower over, contemporary ladder style towel radiator, infrared heating panel, vinyl flooring.

Communal Facilities:

Residents' lounge, communal gardens, refuse area, and guest suite (for residents' friends and family, available for a nominal rent).

Development Manager:

The managing agent employs a development manager who has an office within the development. She deals with the general management of the block and is also there to provide support for the residents regarding the building, infrastructure, and security/safety etc.

Agent's Notes Regarding Tunstall 24 Hour Security/Safety System:

This provides a direct connection from each flat to the development manager, backed up by a 24 hour Care line system. There are alarm pull chords in each room and a central control panel in each flat. The control panel also serves as a security entry phone system for the communal front doors.

Works Carried out By The Vendors:

The vendors have extensively refurbished and upgraded the property. Works include (but are not exclusive to): Kitchen, shower room, pressurised hot water system, electric consumer unit and partial rewire, redecoration, carpets and floor coverings, thermal blinds, modern infrared heating system, privacy and thermal efficient window films applied.

Agent's Note Regarding Age Restriction:

The purchaser of the property must be 55 years or older to comply with the age restriction, however a partner can be below this age.

Lease Length:

125 years from 1988 (approximately 91 years remaining).

Ground Rent:

£175.65 per year.

Service Charge:

£3,951.38 per year. Service charge pays for the following:

MANAGER/EMERGENCY CALL

(Staff Employment, Relief & Deputy, Telephone, Monitoring Service, Monitoring Telephone, Sundry Expenditure).

COMMUNAL SERVICES

(Insurance, Health & Safety, Electricity, Water & Sewerage, Window Cleaning, Communal Area Cleaning, Grounds Maintenance).

REPAIRS & MAINTENANCE

(Lift, Fire Systems Maintenance, Door & Emergency Systems, General Maintenance, Planned Maintenance, Insurance Excess).

RESERVE FUNDS

(Redecoration Contribution (current balance £52,663), Contingency Contribution (current balance £20,893), Maintenance Contribution (current window replacement fund balance £120,000). Balances are approximate - the benefit of which will be seen by the purchaser).

PROFESSIONAL SERVICES

(Management Fees, Audit Fees, Legal & Professional Fees).

Agent's Note Regarding Infrared Heating Panels:

The vendors have removed night storage heaters and replaced them with modern infrared heaters which is a low maintenance unobtrusive, energy efficient system. These can be centrally controlled using the control panel in the living/dining area. For more information check out this website: <https://www.heissen.co.uk/residential-products>

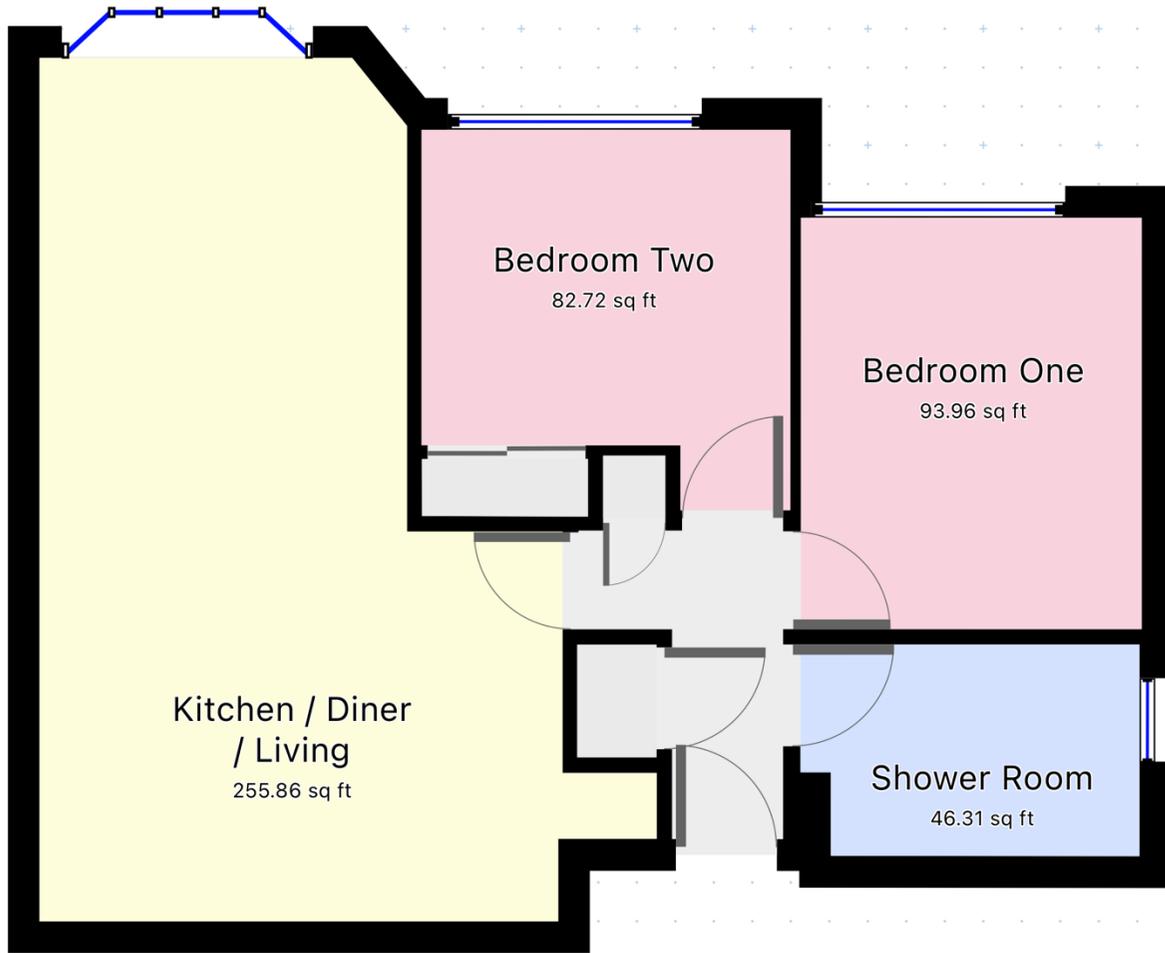
Photography







Floor Plan



EPC

Energy performance certificate (EPC)																																		
Flat 50 Resharrow 3, Lansdowne Gardens BOURNEMOUTH BH1 1QR	Energy rating C	Valid until: 27 March 2028 Certificate number: 8418-7927-5740-1628-0926																																
Property type	Mid-floor flat																																	
Total floor area	54 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 regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .																																		
Energy efficiency rating for this property		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																
See how to improve this property's energy performance.		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td>84 B</td></tr><tr><td>69-80</td><td>C</td><td>79 C</td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>		Score	Energy rating	Current	Potential	92+	A			81-91	B		84 B	69-80	C	79 C		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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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