



### 3 bed flat to buy in BH5

3 Adeline Road, Bournemouth, Dorset,  
BH5 1EE

**£260,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ First Floor Flat
- ✓ Three Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Set on the first floor of this two-flat building, the property offers two generously sized bedrooms, along with a third single bedroom (currently used for storage and not photographed).

The main living space is open plan, featuring a fully equipped kitchen neatly set within a recess. The floor space is expansive and highly comfortable. The property has been recently in a clean white décor, allowing natural light to flow throughout.

There is a main bathroom suite, as well as two well-proportioned double bedrooms, one of which benefits from fitted wardrobes.

The property also includes one allocated off-road parking space on the shared drive.

Situated on Adeline Road, the location is conveniently close to Boscombe High Street and just a short walk from the seafront.

This apartment is offered with a 999-year lease from 2014, with maintenance and insurance shared with the downstairs flat (the freeholder) on an as-and-when basis.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 999

Price: Starting Bid £260,000

Property Type: Flat

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Total floor area 86.3 m<sup>2</sup> (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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