

**Derek J.
Rolls**

**Your Local Independent
Estate Agents and Valuers**

958 Wimborne Road, Moordown,
Bournemouth BH9 2DG

01202 525778

www.derekjrolls.co.uk

Email: office@derekjrolls.co.uk

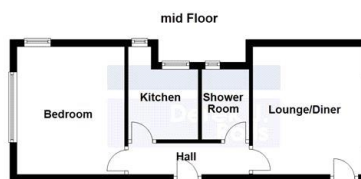
team



Flat 11, Meadow Court, 1011 Wimborne Road,
Bournemouth, BH9 2BU

Asking Price £115,000

Ref: RDM230024



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only.
Not drawn to scale. Unless stated and accepted no responsibility for any error, omission or
mis-statement. Dimensions shown are to the nearest 75 cm (3 inches). Total approx area
shown on the plan may include any external terraces, balconies and other external areas.
To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk
(Tel: 01202 586000)
Plan produced using PlanUp.



Cash buyers required on this raised Ground Floor purpose built apartment in need of refurbishment but benefits from Gas Central Heating and Double Glazing. For Sale with No Forward Chain. An Ideal opportunity for Investment/Buy To Let

VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY. TELEPHONE 01202 525778.

**The Property
Ombudsman**

Agents Note. We have inspected the above property for the purpose of preparing property particulars only.
We have not tested the services or appliances, where applicable and recommended that prospective
purchasers arrange for a qualified person to check the aforementioned, before entering into any commitment.

Although these particulars are intended to give a fair description of the property, they do not constitute any
offer or contract, and their accuracy is not guaranteed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Entrance

Communal Entrance with Security Entryphone. Panel door to;

Entrance Hall

Hi Level Cupboard housing the Electric consumer unit and meter.

Living Room 12'6" x 10'9" (3.8m x 3.28m)

Rear aspect window, radiator and casement door to the rear stairwell and down to the Car Park and Communal Garden

Kitchen 7' x 6'10" (2.13m x 2.08m)

Part tiled, provisional services for sink and appliances. Side aspect window.

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Bedroom 12'8" x 10'9" (3.86m x 3.28m)

Front aspect window. Cupboard housing the gas Fired "Worcester" combi boiler. Radiator.

Shower/Bathroom

Part Upvc wall panelling, provisional plumbing services. Side aspect window.

OUTSIDE

Communal Garden and Bin Store to the rear of the property together with resident parking.

Tenure

Leasehold - 120 years from 1994 (91 Years Remaining)

Service Charge - £595.66 pa

Ground Rent - £50 pa

Building Insurance - £218.13 pa

Council Tax Band A

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 08 March 2023

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