



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

2ND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA - 909 sq.ft. (84.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 11 Nairn Court, Nairn Road, Bournemouth, Dorset BH3 7BE

OIRO £150,000

The Property

CASH BUYERS ONLY in need of modernisation and short lease is this two bedroom second floor apartment. The property offers generous and well proportioned accommodation to include a 16' living room, spacious kitchen, two double bedrooms, bathroom and separate w.c. and there is a garage conveyed with the apartment.

The property is situated in a sought after location with both Bournemouth and Westbourne town centres close to hand. Bournemouth offers a comprehensive range of shopping and leisure facilities with well manicured gardens which lead directly on to Bournemouth beach. Westbourne has a more eclectic vibe with an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

ENTRANCE HALL

Double doors to storage cupboard with cupboards above, further cupboard with slatted shelving, electric storage heater (not tested).

LIVING ROOM

16' 5" x 14' 11" (5.00m x 4.55m) Dual aspect double glazed windows with pleasant outlook, electric heater (not tested), tiled fire surround.

KITCHEN

13' 3" x 10' 0" (4.04m x 3.05m) In need of complete modernisation, front aspect double glazed window.

BEDROOM ONE

14' 4" x 11' 11" (4.37m x 3.63m) Dual aspect double glazed windows.

BEDROOM TWO

11' 10" x 11' 8" (3.61m x 3.56m) Side aspect double glazed window.

BATHROOM

In need of complete modernisation, currently a pedestal wash hand basin and panelled bath.

SEPARATE W.C.

Low level w.c. and frosted window.

OUTSIDE

Nairn Court is set on extremely well tended communal grounds which are mainly laid to lawn.

GARAGE

A garage is conveyed with the apartment, up and over door.

TENURE - APARTMENT - LEASEHOLD

Length of Lease - 99 years from 1961, 38 years remaining
Service Charge - £368.83 (Quarterly and inclusive of buildings insurance)
Ground Rent - £6.25 per quarter

TENURE - GARAGE - LEASEHOLD

Length of Lease - 99 years from 1961, 38 years remaining

COUNCIL TAX - BAND C