

MRKT

PROPERTY EXPERTS

Flat 28 Avon House 16a West

Guide Price £250,000

FOR SALE



Property Features:

- Sea Views
- Close To Beach

Summary

****AUCTION PROPERTY**STUNNING PANORAMIC SEA VIEWS**POPULAR WESTCLIFF LOCATION**** MRKT Property Experts are delighted to present this opportunity to purchase this two bedroom apartment with stunning sea views.

Description

****AUCTION PROPERTY**** Situated on the 9th floor of Avon House, this purpose built apartment block is located on Bournemouth's prestigious West Cliff. The apartment is a spacious layout with all of the rooms accessed via a nice entrance hallway. Both bedrooms are ample sized doubles and both extremely bright. The lounge diner stretches the depth of the entire property so has plenty of room for a dining table as well as your living room furniture.

Reflected in the guide price, this property will require renovation to bring it to a more modern standard, with a particular focus on the bathroom and kitchen however with the space available and the stunning views this apartment has fantastic potential.

There is one allocated underground parking space and first come first served visitor bays on the top deck. The block has superbly maintained grounds and communal areas.

Room Dimensions

Floor Plan



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 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 556006) Plan produced using Planitilo.

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	76		43
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Additional Information

- Council Tax Band: E
- Lease Length: 999
- Service Charge: 2400.00
- Ground Rent: 0.00