



## 2 bed apartment to buy in BH1

9 Gervis Road, Bournemouth, Dorset, BH1 3ED

**£220,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Grade II listed Victorian Gothic
- ✓ Large Single Garage
- ✓ Ground floor flat with own private patio looking on to communal
- ✓ EPC Rating D

## Key Information

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

## Description

Being sold via on-line auction terms and conditions apply. Starting bids £240,000 Character Victorian gothic listed property built in 1864, boasting spacious open plan lounge kitchen diner, two double bedrooms, shower room and ensuite bathroom private courtyard and communal beautifully landscaped gardens. Large garage and visitor parking.

A very spacious ground floor apartment with private south facing courtyard garden. Situated in the popular East Cliff area of Bournemouth, close to the town centre, cliff top and sandy beaches.

Property Description - Built in 1864, Earls Court is a fabulous Victorian Gothic listed building which has been well maintained over the years. Steeped in history and formerly a desirable hotel, set within large, landscaped grounds.

This lovely apartment has a modern contemporary feel and has been very tastefully modernised throughout. The accommodation comprises of a large entrance hall with floor to ceiling storage, open plan lounge/kitchen/dining area with double opening doors onto the courtyard garden, two double bedrooms, shower room and ensuite bathroom.

The main living area has a bright spacious feel, the kitchen has plenty of storage units including useful corner carousel, integrated fridge & freezer, space for washing machine or dishwasher, induction hob, quality quartz stone work surface areas wrap around to create a large breakfast bar area suitable for high seating. From the lounge area double doors lead to the private courtyard garden from where you can access the beautiful communal grounds.

The master bedroom is a good size with a large ensuite bathroom which has an original panel framed window, modern brick style wall tiles and built-in storage. The main shower room has a double shower unit, tiled floor and modern textured wall tiling.

Externally, this property has the benefit of a private south facing courtyard, a larger than average garage and ample visitor parking, the building is approached via electronic gates. The communal grounds are mature and very well-maintained comprising of lawned areas, shrub borders and a feature central pond.

The East Cliff is a sought-after suburb of Bournemouth, comprising of wide tree lined roads and prestigious apartment blocks. The zig zag cliffside walk from where coastline views can be enjoyed and access to sandy beaches is only 0.3 miles away, Bournemouth town centre is only a mile away and the train station with direct links to London Waterloo is only 0.7 miles away.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 963

Annual Service Charge Amount: £3,650.00

Shared Ownership Percentage: 10

Price: Starting Bid £220,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

GROUND FLOOR  
1305 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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