

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**FIRST FLOOR GARDEN FLAT**

**£275,000**



**Markham Road, Bournemouth, BH9 1JD**

- **First Floor Garden Flat**
- **71 Square Metres**
- **Three Double Bedrooms**
- **Kitchen Diner to Lounge**
- **Private Southerly Garden**
- **Insulated Garden Chalet**
- **Vendor Suited**

- **Leasehold 119-Years**
- **£200 B' Insurance pa**
- **50% Maintenance**
- **Ground Rent £200 pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **Chain Free Favoured**

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

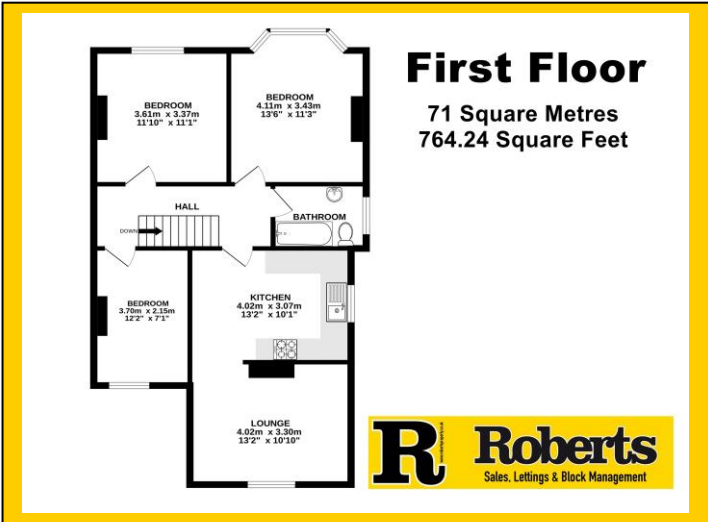
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

**Markham Road, Bournemouth, BH9 1JD:**

Communal entrance leading to shared lobby area. This in turn leads via staircase to:

<b><u>First Floor Landing Hallway:</u></b>	Having plain ceiling, ceiling light point and mains wired smoke detector. Enlarged loft hatch with pull down ladder. UPVC double-glazed window to side aspect and double panelled radiator. Central heating controls.
<b><u>Lounge Reception:</u></b>	<b><u>13' 2 x 10' 10 / 4.02m x 3.30m (approx')</u></b> . Having plain ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator, television/media point. Feature exposed brick chimney breast with fitted wood burner.
<b><u>Kitchen / Diner:</u></b>	<b><u>13' 2 x 10' 1 / 4.02m x 3.07m (approx')</u></b> . Having plain ceiling with recessed down lighting and UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated one-and-a-half double electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space and plumbing for slimline dishwasher. Space for fridge/freezer. Splash back tiling and feature upright vertical radiator. Tile effect lino flooring.
<b><u>Bedroom One:</u></b>	<b><u>13' 6 x 11' 3 / 4.11m x 3.43m (approx')</u></b> . Having plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. Fitted air conditioning unit.
<b><u>Bedroom Two:</u></b>	<b><u>11' 10 x 11' 1 / 3.61m x 3.37m (approx')</u></b> . Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
<b><u>Bedroom Three:</u></b>	<b><u>12' 2 x 7' 1 / 3.70m x 2.15m (approx')</u></b> . Having plain ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator.
<b><u>Bathroom:</u></b>	<b><u>7' 4 x 5' 6 / 2.24m x 1.68m (approx')</u></b> . Having plain ceiling with recessed low level down lighting, fitted extractor and UPVC double-glazed frosted window to side aspect. Double ended bath with concertina shower screen and thermostatic shower rose and further overhead fitting. Concealed cistern WC and floating vanity unit with inset wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.
<b><u>Rear Garden:</u></b>	Private gateway adjacent to entrance to flat. Pathway with fenced boundaries laid to hard standing and shingle leads to garden area. Garden to a southerly aspect and laid to hard standing with garden shed. Elevated sundeck with a square plot of garden laid to lawn. Feature garden cabin/chalet being fully insulated with power, light and windows to front aspect. Would make an ideal space as a home office, gym or garden room.
<b><u>Tenure:</u></b>	Leasehold – 119-years remaining
<b><u>Charges:</u></b>	50% maintenance on an as-and-when basis. Buildings insurance £200 pa
<b><u>Ground Rent:</u></b>	£200 per annum
<b><u>Council Tax:</u></b>	Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

