

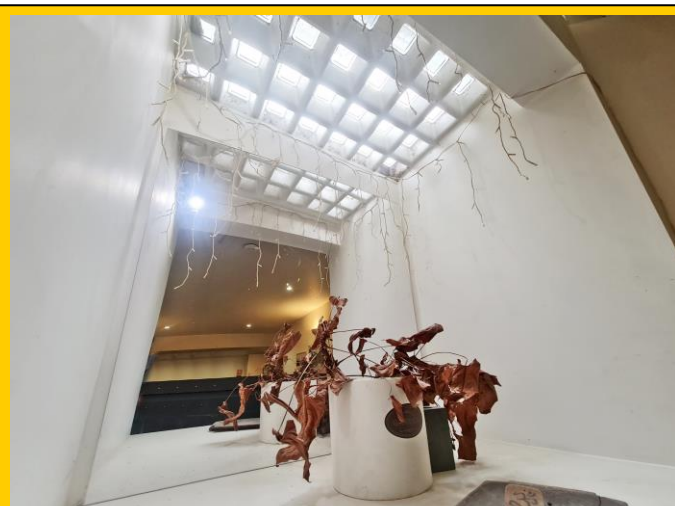


Roberts

Sales, Lettings & Block Management

CHARACTER BASEMENT FLAT

£125,000



15B St Michaels Road (Accessed Via St Michaels Lane), Bournemouth, Dorset, BH2 5BT

- **Basement Flat**
- **51 Square Metres**
- **One Double Bedroom**
- **Open Plan Lounge/Kitchen**
- **Patio Style Garden**
- **Study Lobby & Cloakroom**
- **Chain Free**

- **Leasehold 115-Years**
- **Maintenance Charge 20% As-and-When**
- **Ground Rent £250 pa**
- **EPC D-Rating**
- **Council Tax Band A**
- **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.

Gated and fenced courtyard patio garden entrance laid to hard standing. This in turn leads to composite UPVC frosted glazed front entrance door into:

Entrance Lobby / Study Area: Having plain ceiling with recessed downlighting and fitted mains wired smoke detector. UPVC double-glazed window to front aspect. Cupboard housing pressurised hot water cylinder. Door leading to:

Cloakroom: Plain ceiling with recessed downlighting and fitted extractor fan. Low level WC and wall mounted wash hand basin and splash back tiling.

Lower Level Lobby Area: Stairs lead down to a lobby area with built in cupboard housing electric meter and consumer unit. Further step down to:

Open Plan Kitchen / Breakfast Room & Lounge Reception:

Kitchen / Breakfast Room: **15' 6 x 6' 3 / 4.72m x 1.91m (approx').** Having plain ceiling with recessed down lighting, mains wired heat detector and night storage heater point. A range of wall and base mounted units with work surfaces over & underlighting. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob & cooker hood over. Space for fridge and space for freezer. Splash back tiling and fitted breakfast bar.

Lounge Reception: **15' 10 x 10' 6 / 4.83m x 3.20m (approx').** Having plain ceiling with recessed down lighting, two further wall light points and mains wired heat detector. Wall mounted night storage heater point. 'London Style' skylight recess area with fitted curved mirror sending light into the room. Television / media point. Door to:

Bedroom: **12' 5 x 12' 3 / 3.78m x 3.73m (approx').** An irregular shaped room. Having plain ceiling with recessed down lighting and mains wired smoke detector. High-level UPVC double-glazed frosted tilt and turn window. Wall mounted Convactor heater and night storage heater point. Door to:

En-Suite Shower Room: **5' x 5' / 1.52m x 1.52m (approx').** Having plain sloping ceiling with wall light point and fitted extractor. Corner mounted shower cubicle with aqua panelling and thermostatic shower. Low-level WC, pedestal wash hand basin with mixer tap. Splash back tiling, heated ladder style towel rail and access to storage cupboard.

Tenure & Charges: Leasehold – 115 years remaining on current term.
Maintenance on an as-and-when basis split with four other properties plus reserve fund payment of £150 per annum.
Ground Rent: £250 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

