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Sales, Lettings & Block Management

**ONE BEDROOM FLAT
For The Over 60's**

£105,000



Sandringham Court, Avon Road, Bournemouth, BH8 8SG

- **Ground Floor**
- **41 Square Metres**
- **One Double Bedroom**
- **60-Year Age Restriction**
- **Lounge with Garden View**
- **Arch to Kitchen**
- **Vacant & Chain Free**

- **Leasehold**
- **92-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £3,327.53 pa**
(Includes: Water & B' Insurance)
- **On-Site House Manager**
- **Council Tax Band B**

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.

Sandringham Court, Avon Road, Bournemouth, BH8 8SG:

Communal entrance leading to stairs, lift and landings, the flat lies on the ground floor.

**Entrance
Hallway:**

Having textured ceiling with two ceiling light points. Electric night storage heater, storage cupboard with shelved storage over and further cupboard-housing electrics. Entry phone receiver and emergency care-line pull-cord.

Lounge / Diner:

16' 3 x 10' 9 / 4.95m x 3.30m (approx')

Having textured ceiling with two ceiling light points. Double-glazed feature bay window looking onto the communal garden. Wall mounted electric radiator and feature flame effect electric wall mounted fire. Television point, telephone point and emergency care-line pull-cord. Archway leads to:

Kitchen:

7' 4 x 7' 4 / 2.24m x 2.24m (approx')

Having textured ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Space and plumbing for washing machine, space for fridge/freezer and stainless steel integrated electric oven with electric hobs and fitted extractor over. Single bowl single drainer sink unit, splash back tiling and laminate effect flooring.

Bedroom:

10' 9 x 9' 9 / 3.27m x 2.97m (approx')

Having coved and textured ceiling with ceiling light point. UPVC double-glazed window overlooking garden. Electric radiator. Fitted wardrobes with hanging rail and further storage over. Emergency care-line pull-cord.

Bathroom:

6' 5 x 6' 2 / 1.96m x 1.88m (approx'). Plain ceiling and ceiling light point and fitted extractor. Panelled bath with fitted electric shower and glass shower screen. Pedestal wash hand basin, low-level WC, fully tiled walls and laminate effect flooring. Emergency care-line pull-cord.

**Further
Information:**

The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.

Outside:

The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

Tenure:

Leasehold – 125 years from May 1990 (92-years remaining)

Maintenance:

£3,327.53 per annum to include buildings insurance and water.

Ground Rent:

Peppercorn

Council Tax:

Band B





