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Roberts

Sales, Lettings & Block Management

PURPOSE BUILT PATIO FLAT

£210,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ

- **Ground Floor Purpose Built**
- **54 Square Metres**
- **Two Good-Sized Bedrooms**
- **Lounge with Arch to Kitchen**
- **Allocated Parking Bay**
- **Private Patio & Lawn Area**
- **Chain Free & Vacant**
- **Leasehold**
- **112-Years Remaining**
- **Maintenance £720.00pa**
- **Ground Rent £150pa**
- **EPC B-Rating**
- **Council Tax Band B**
- **Block Managed by Roberts**

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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.

Nortoft Road, Charminster, Bournemouth, BH8 8PZ:

Communal entrance leads to stairs & landings, The flat lies on the ground floor. Internal lobby shared with one other flat leads via front door into:

- Entrance Hallway:** An L-shaped room having plain ceiling with two ceiling light points and mains wired smoke detector. Single panelled radiator, entry phone receiver and cupboard housing electric fuse board and RCD with hanging rail over. Central heating thermostat.
- Lounge / Diner:** **15' 8 max' x 10' 2 / 4.78m max' x 3.10m (approx')**. Having plain ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed double casement doors leading to garden. Double panelled radiator, telephone point and television point. Built in cupboard housing gas central heating combination boiler with further storage. Archway leads through to:
- Kitchen:** **9' 3 x 5' 6 / 2.82m x 1.68m (approx')**. Having plain ceiling with recessed low-level down lighting and mains wired heat detector. A range wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap over. Integrated washer drier and integrated fridge freezer. Integrated stainless steel electric oven with electric hob and cooker hood over. Splash back tiling and tiled flooring.
- Bedroom One:** **10' 5 x 10' 2 / 3.18m x 3.1m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and TV point.
- Bedroom Two:** **10' 4 x 7' 7 / 3.15m x 2.31m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator.
- Bathroom:** **6' 9x 5' 9 / 2.74m x 1.6m (approx')**. Having plain ceiling with ceiling light point and fitted extractor fan. Panelled bath with fitted glass shower screen mixer tap and thermostatic shower over. Pedestal wash hand basin with mixer tap over, low level WC, half tiled walls and tiled flooring. Ladder style heated towel rail and combined light and shaver point.
- Outside:** Private patio with a small area of lawned garden access via lounge reception and also via side aspect shared pathway. Beyond the private patio/garden area is a further communal garden laid to lawn. Bin storage and communal bike storage which is brick built. One allocated off road parking space to the front of the property.
- Tenure:** **Leasehold: 112-Years (125-Years from 2010)**
Charges: **Approx: £720 p/a maintenance & £150 p/a ground rent.**
Council tax band B

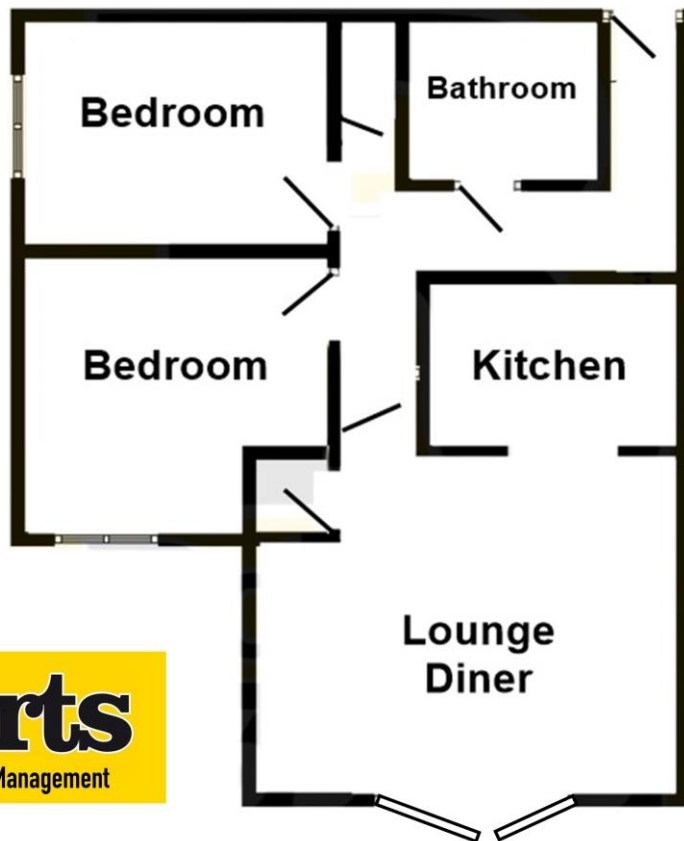


Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B	84	85	
(69-80) C		79	79	(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC			Scotland	EU Directive 2002/91/EC		



Ground Floor

54 Square Metres
581 Square Ft



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