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FIRST FLOOR BALCONY FLAT

£225,000



Hazeldene Court, 152 Richmond Park Road, Bournemouth, BH8 8TW

- **First Floor Purpose Built**
- **72 Square Metres**
- **Two Bedrooms**
- **Lounge / Diner & Balcony**
- **Separate Modern Kitchen**
- **Bathroom & Additional WC**
- **Garage & Resident Parking**

- **Leasehold**
- **Share in Freehold**
- **Maintenance £1600 pa**
- **Ground Rent £Nil**
- **EPC C-Rating**
- **Council Tax Band C**
- **Vendor Suited**

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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.

Hazeldene Court, 152 Richmond Park Road, Bournemouth, BH8 8TW:

Communal entrance leading to stairs and landings, the flat lies on the first floor. Front door leads into:

- Entrance Hallway:** Coved and textured ceiling, two ceiling light points & entry phone receiver. Central heating thermostat and double panelled radiator. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage over. Two cloaks storage cupboards including one with double doors, shelving, hanging rail, electric meter and fuse board.
- Lounge / Diner Reception:** **17' 3 x 15' 10 / 5.26m x 4.82m (approx')**
Having coved and textured ceiling with three ceiling light points. UPVC double-glazed window to front aspect, high-level side aspect UPVC double-glazed window and UPVC double-glazed patio doors leading to private balcony. Two double panelled radiators, television point and telephone point.
- Balcony:** To a southerly aspect with wrought iron railing and external light point.
- Kitchen:** **12' 6 x 7' 9 / 3.81m x 2.36m (approx')**
Having coved and textured ceiling with railed down-lighter point. UPVC double-glazed window to front aspect.
A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap over. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Cupboard housing gas central heating boiler. Splash back tiling and tiled flooring.
- Bedroom One:** **12' 6 x 12' 3 / 3.81m x 3.72m (approx')**
Having coved and textured ceiling with ceiling light point. UPVC double glazed window to side aspect and single panelled radiator. An array of fitted bedroom furniture including drawers with wardrobes with hanging rail above.
- Bedroom Two:** **10' 2 x 8' 6 / 3.09m x 2.59m (approx')**
Having coved and textured ceiling with ceiling light point. UPVC double glazed window to side aspect and single panelled radiator. An array of fitted bedroom furniture including drawers, wardrobe, and overhead storage.
- Bathroom:** **7' 5 x 5' 7 / 2.26m x 1.70m (approx')**
Coved and textured ceiling with ceiling light point and extractor fan. Panelled bath with handrails, concertina shower screen and electric shower over. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Fully tiled walls, tiled flooring and combined light / shaver point. Single panelled radiator.
- Additional Cloakroom:** Coved and textured ceiling with ceiling light point. Low level WC. Half tiled walls, tiled flooring and single panelled radiator.
- Outside:** The property sits in well maintained and well-presented grounds with unallocated frontage parking. Garage to rear conveyed with up and over door and pitched roof storage
- Tenure:** Leasehold with the benefit of a share in the freehold
Maintenance: £1,600 per annum. This includes: water, sewage, cleaning and maintenance of communal areas, gardening, window cleaning and buildings insurance.
Ground Rent: Nil



