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Sales, Lettings & Block Management

Ground Floor Garden Flat

£190,000



Shaftesbury Road, Bournemouth, Dorset, BH8 8SU

- **Ground Floor Flat**
- **49 Square Metres**
- **One Double Bedroom**
- **Lounge with Feature Bay**
- **Kitchen / Diner**
- **Utility Room Area**
- **Southerly Courtyard Gdn**

- **Share in the Freehold**
- **Remainder of a 999-yr Lease**
- **Ground Rent: Nil**
- **Maintenance 50/50 as & when**
- **EPC D-Rated**
- **Council Tax Band B**
- **Ideal Starter Home**

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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 & bay windows where appropriate.

Shaftesbury Road, Bournemouth, Dorset, BH8 8SU:

Communal front door leads via entrance lobby via secondary glazed door into:

Lounge Reception: **13' 10 x 12' / 4.21m x 3.67m (approx')**. Having plain naturally coved ceiling with plaster ceiling rose and ceiling light point. Plaster decals and dado rail. UPVC double-glazed feature bay window to front aspect. Space saving vertical panelled radiator and television/media point. Fire surround and telephone point.

Kitchen / Diner: **11' 3 x 10' 8 / 3.42m x 3.25m (approx')**. Having plain ceiling with two ceiling light points. Frosted 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 electric oven with gas hob. Space and plumbing for washing machine, space for fridge / freezer and splash back tiling. Feature island unit with a breakfast bar arrangement. Double panelled radiator. Access to:

Utility Room: **5' 5 x 5' 3 / 1.64m x 1.60m (approx')**. Having textured ceiling with ceiling light point. Frosted window to side aspect. Shelved storage and worktop with space for tumble drier under.

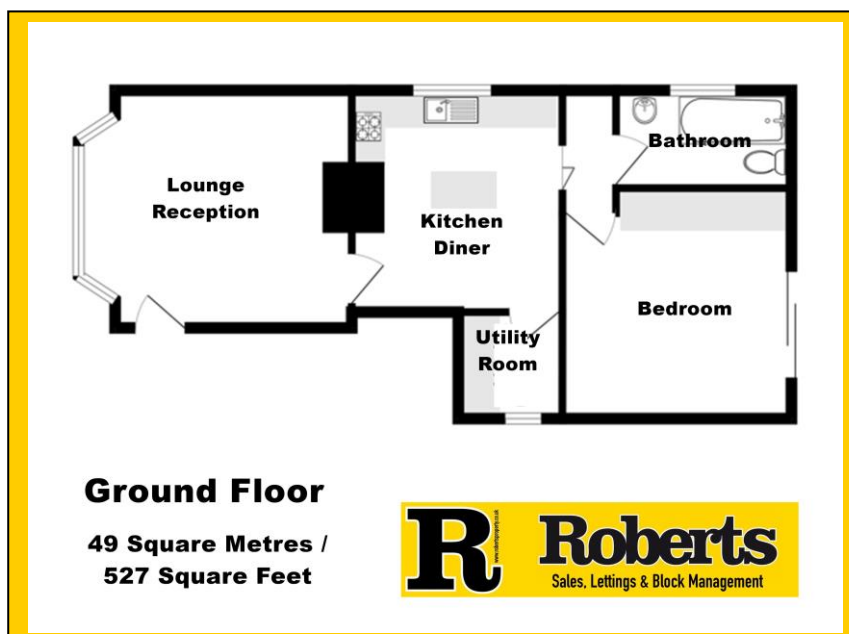
Inner Lobby: Having papered ceiling with ceiling light point. Side aspect frosted window, shelving and cupboard housing electrics and RCD consumer unit. Single panelled radiator and central heating thermostat.

Bedroom: **11' 8 x 11' 7 / 3.56m x 3.53m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed sliding patio doors leading to rear courtyard garden. Double panelled radiator. Fitted wardrobe with hanging rail and further shelved storage cupboards.

Bathroom: Plain ceiling with ceiling light point. Frosted window to side aspect. Panelled bath with glass shower screen & shower mixer tap. Low level WC and pedestal wash hand basin. Tiled walls, tiled flooring and heated ladder style towel rail.

Outside: **Rear courtyard garden 11' 10 x 10' 5 / 3.63m x 3.20m (approx')**. To a southerly aspect and accessed via the bedroom. Laid to patio with screening fencing and canopied area. Private and secluded area. Walled front garden conveyed to property.

Tenure & Charges: Tenure: Share in freehold with the remainder of a 999-year lease. Maintenance split 50/50 on an as-and when basis. Ground rent: Nil Council tax band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

