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Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£220,000



Flat 6, Sienna, 48 Wellington Road, Bournemouth, BH8 8LG

- **First Floor Purpose Built**
- **63 Square Metres**
- **Two Double Bedrooms**
- **Lounge/Diner, Sep' Kitchen**
- **Bathroom & En-Suite**
- **Allocated Parking**
- **Communal Garden**

- **Leasehold**
- **123-Years Remaining**
- **Maintenance £1200pa**
- **Ground Rent £300pa**
- **EPC C-Rating**
- **Council Tax Band C**
- **Chain Free**

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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.

Flat 6, Sienna, 48 Wellington Road, Bournemouth, BH8 8LG:

Communal entrance leads to stairs & landings. The flat lies on the first floor.

Entrance Hallway:

Having plain ceiling with recessed low level down lighting and mains wired smoke detector. Audio visual entry phone. Single panelled radiator and central heating thermostat. Built in storage cupboard housing electric meter and consumer unit.

Lounge / Diner:

15' 6 x 13' 9 / 4.7m x 4.19m (approx'). Having plain ceiling with recessed down lighting. Feature UPVC double-glazed bay window to front aspect with further side aspect UPVC double-glazed window. Double panelled radiator and television / media point.

Kitchen:

12' x 6' 1 / 3.7m x 1.9m (approx').

Having plain ceiling with recessed down lighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and underlighting to units. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for fridge / freezer. Integrated stainless steel electric oven with four-burner gas hob, glass splash back and cooker hood over. Integrated fridge/freezer, washing machine, microwave and slimline dishwasher. Splash back tiling. Cupboard housing gas central heating combination boiler.

Bedroom One:

12' 3 x 11' 9 / 3.70m x 3.6m (approx'). Having plain ceiling with two ceiling light points. Two UPVC double-glazed windows to side aspect and single panelled radiator. Telephone point. Door to:

En-Suite Shower Room:

Plain ceiling with recessed down lighting and fitted extractor. Velux window. Double shower tray and thermostatic shower. Close coupled WC and wall mounted wash hand basin with mixer tap. Tiled walls, shaver point and ladder style heated towel rail.

Bedroom Two:

12' 8 x 10' 4 / 3.9m x 3.1m (approx'). Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator.

Bathroom:

8' 6 x 7' 3 / 2.6m x 2.2m (approx').

Having plain ceiling with low level down lighting and fitted extractor. Panelled bath with shower mixer tap and glass screen. Vanity unit with inset wash hand basin with mixer tap and close coupled WC. Tiled walls and ladder style heated towel rail.

Outside:

One allocated off road parking space conveyed to the property. Communal gardens to rear laid to lawn.

Tenure: Charges:

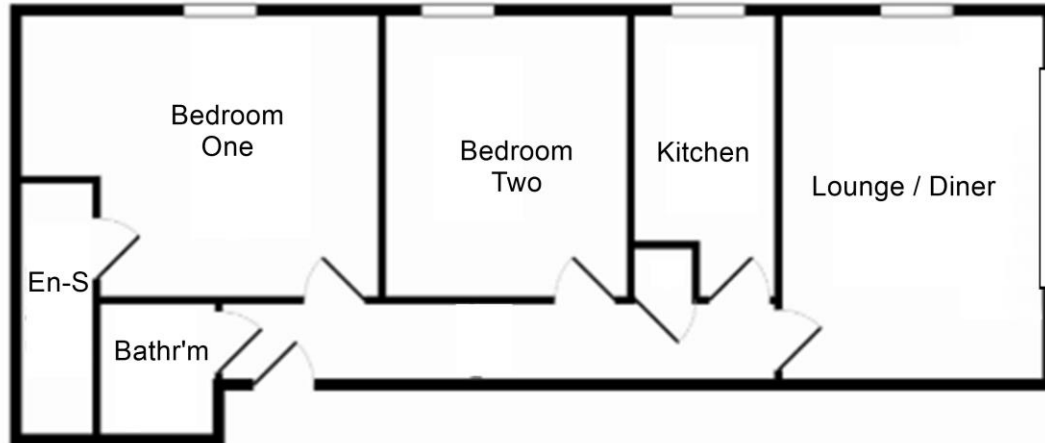
Leasehold: 123-Years remaining
£1,200 p/a maintenance (Variable)
£300 p/a ground rent.
Council tax band C





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First Floor

63 Square Metres / 682 Square Feet

