



# Roberts

Sales, Lettings & Block Management

## FIRST FLOOR CONVERSION

## £240,000



Paisley Road, Southbourne, Bournemouth, BH6 5EE

- First Floor Converted Flat
- Two Bedrooms
- Lounge with Bay Window
- Modern Fitted Kitchen
- 65 Square Metres
- Hallway Study Area
- No Forward Chain

- Leasehold
- 95-Year Lease
- 50% Maintenance
- £260 B'Insurance p/a
- Ground Rent £100 p/a
- EPC D-Rated
- Council Tax Band B

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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.

## **Paisley Road, Southbourne, Bournemouth, BH6 5EE:**

Communal entrance porch leading via glazed front door into entrance lobby which in turn leads via staircase to:

### **First Floor Hallway & Study Area:**

Having coved and papered ceiling, two wall light points and UPVC double-glazed frosted window to side aspect. Double panelled radiator and cupboard housing electrics meter and consumer unit. Central heating thermostat.

### **Lounge Reception: 15' 3 x 12' 5 / 4.65m x 3.78m (approx').**

Having coved and papered ceiling with ceiling light point, dado rail and two further wall light points. UPVC double-glazed bay window to front aspect. Fire surround, double panelled radiator and television/media point.

### **Kitchen:**

#### **7' 6 x 5' 9 / 4.02m x 1.75m (approx').**

Having coved and textured ceiling with ceiling light point and UPVC double-glazed window to front 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 stainless steel four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for under counter fridge. Splash back tiling, single panelled radiator and wall mounted gas central heating boiler.

### **Bedroom One:**

#### **11' 6 x 10' / 3.51m x 3.05m (approx').**

Coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Double panelled radiator. Fitted double wardrobe.

### **Bedroom Two:**

**11' 2 x 8' 5 / 3.40m x 2.57m (approx').** Having coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Single panelled radiator and built in storage.

### **Shower Room:**

**6' 5 x 5' 9 / 1.96m x 1.75m (approx').** Having plain ceiling with ceiling light point, fitted extractor and UPVC double-glazed frosted window to side aspect. Corner shower unit with thermostatic shower valve and overhead shower rose. Low level WC and vanity unit with inset wash hand basin with mixer tap. Fully tiled walls and ladder style heated towel rail.

### **Tenure:**

Leasehold – 95-years remaining

### **Charges:**

Maintenance split on a 50/50 basis with neighbouring property.

Building insurance £260 per annum

### **Ground Rent:**

£100 per annum

### **Council Tax:**

Band B







