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# Roberts

Sales, Lettings & Block Management

**GROUND FLOOR GARDEN FLAT**

**£235,000**



**Capstone Road, Charminster, Bournemouth, BH8 8RZ**

- **Ground Floor Conversion**
- **Two Double Bedrooms**
- **Lounge Reception & Sep' Kitchen**
- **Private Entrance**
- **Modern Bathroom**
- **Utility Hallway**
- **Private South Facing Garden**
- **Pet Friendly**
- **Front Garden & Recss Conveyed**

- **Freehold with Benefit of Lease to First Floor Neighbouring Flat**
- **Maintenance 50/50**
- **Ground Rent Nil**
- **EPC D, Council Tax B**
- **56 Sq' M / 603 Sq' Ft**
- **No Forward Chain**

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

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.



## Capstone Road, Charminster, Bournemouth, BH8 8RZ

Sheltered storm porch recess leads via private entrance front door into:

**Entrance Hallway / Utility Storage:** Coved and textured ceiling, two ceiling light points and mains wired smoke detector. Access to under stairs storage cupboard and space for tumble drier. Tile effect laminate flooring.

**Kitchen:** **10' 9 x 10' 5 / 3.28m x 3.16m (approx')**  
Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect overlooking private garden. 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 four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for slimline dishwasher. Wall mounted gas central heating combination boiler. Space for fridge freezer, splash back tiling and tile effect laminate flooring.

**Lounge / Diner:** **14' 7 x 9' 9 / 4.45m x 2.97m (approx')**  
Coved and textured ceiling with railed down light point and further wall light points. UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator and television / media point.

**Bedroom One:** **13' 6 x 10' 6 / 4.11m x 3.20m (approx')**  
Having coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator and fitted wardrobe.

**Bedroom Two:** **12' x 10' 6 / 3.66m x 3.20m (approx')**  
Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.

**Bathroom:** Having plain ceiling with recessed down lighting and extractor fan. Vanity unit with inset wash hand basin and mixer tap. Concealed cistern WC and panelled bath with shower screen and shower mixer tap over. Fully tiled walls, tiled flooring, fitted cupboard and ladder style heated towel rail.

**Outside** Private rear garden to a southerly aspect laid partially to elevated sundeck and patio with the remainder laid to lawn. Screening shrubs and fenced boundaries. Front of property laid to hard standing with a recessed area

**Tenure:** **Freehold with the benefit of a lease to the neighbouring first floor flat.**  
**Charges:** **Maintenance: 50/50 on an as and when basis. Ground Rent: £Nil**  
**Council Tax:** **Band B**





**Ground Floor**  
56 Square Metres  
603 Square Ft





