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Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£185,000**



**Florence Road, Bournemouth, Dorset, BH5 1HF**

- **First Floor Purpose Built**
- **52 Square Metres**
- **Two Bedrooms**
- **Open Plan Kitchen / Living**
- **Allocated Parking**
- **EPC C-Rating**
- **No Forward Chain**

- **Leasehold**
- **114-Year Lease Remaining**
- **Ground Rent £200 p/a**
- **Maintenance**
- **£1,869.78 Per Annum**
- **Includes B' Insurance**
- **Council Tax Band A**

**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.

## Florence Road, Bournemouth, Dorset, BH5 1HF

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

**Entrance Hallway:** Plain coved ceiling with ceiling light point and mains wired heat detector. Further railed down light point and wood laminate flooring. Cupboard housing electric meter and fuse board (to current lettings regulations). Entry phone and telephone point.

**Open Plan Lounge** **14' 10 x 13' 6 / 4.52m x 4.11m (approx')**.

**Kitchen / Diner:** Having plain coved ceiling with ceiling light point and two UPVC double-glazed windows to side and front aspects. Double panelled radiator and television / media point. Wood laminate flooring. Kitchen area having a range of wall and base mounted units with work surfaces over. One-and-a-quarter 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 fridge freezer. Gas central heating combination boiler. Splash back tiling.

**Bedroom One:** **11' 5 x 11' 3 / 3.48m x 3.43m (approx')**.

Having plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator. Fitted wardrobes.

**Bedroom Two:** **9' 10 x 7' 1 / 3.00m x 2.16m (approx')**.

Having plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect. Elevated cabin bed. Decal panel concealing single panelled radiator.

**Bathroom:** **8' 1 x 5' 9 / 2.46m x 1.75m (approx')**.

Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with handrails and shower mixer tap over. Pedestal wash hand basin and low-level WC. Tiled walls.

**Outside:** One allocated parking space conveyed to the property.

**Tenure:** **Leasehold: 114-years remaining**

**Charges:** **Maintenance: £1869.78 including buildings insurance**

**Ground Rent: £200 per/annum**

**Council Tax Band A**



