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Sales, Lettings & Block Management

FIRST FLOOR GARDEN FLAT

£175,000



Allington Road, Bournemouth, Dorset, BH3 7JX

- **First Floor Conversion**
- **47 Square Metres**
- **One Double Bedroom**
- **Lounge with Arch to Kitchen**
- **Modern Bathroom**
- **EPC C-Rating**
- **Private Garden & Parking**
- **Leasehold with a Share in the Freehold**
- **Ground Rent: Nil**
- **Maintenance 25% on an as-and-when Basis**
- **Council Tax Band A**
- **Ideal First Time Buy**

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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.

Allington Road, Bournemouth, Dorset, BH3 7JX:

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

Entrance Hallway: Having textured ceiling with ceiling light point. Enlarged loft hatch giving access to loft via pull-down ladder (and loft light point).

Lounge Reception: **12' 2 x 11' 8 / 3.71m x 3.56m (approx').**
Having textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator, TV/media point and archway through to:

Kitchen: **8' 9 x 5' 9 / 2.67m x 1.75m (approx').**
Having textured ceiling with ceiling light point. UPVC double-glazed frosted 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 four-burner gas hob and cooker hood over. Space and plumbing for washing machine and space for under counter fridge and freezer. Splash back tiling and wall mounted gas central heating combination boiler. Electric fuse board.

Bedroom: **16' 2 x 8' 4 / 4.93m x 2.54m (approx').**
Having textured ceiling with ceiling light point. Two UPVC double-glazed windows to rear aspect. Double panelled radiator.

Bathroom: **6' 8 x 5' 4 / 2.03m x 1.63m (approx').**
Having plain coved ceiling with recessed low level down lighting. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap and fitted glass shower screen with thermostatic shower valve. Pedestal wash hand basin with mixer tap. Close coupled WC and ladder style heated towel rail. Fully tiled walls and tiled flooring.

Outside: Private rear garden laid partially to decking with the remainder laid to lawn. Fully enclosed by fencing. One parking space conveyed to the property.

Tenure & Charges: **Leasehold** with a share in the freehold with the remainder of a 99-year lease. Maintenance being a 25% split on an as-and-when basis.
Ground rent: Nil
Council tax Band A



