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Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£175,000



Holdenhurst Road, Bournemouth, BH8 9AL

- **Second Floor Purpose Built**
- **61 Square Metres**
- **Two Bedrooms**
- **Open Plan Kitchen/Living**
- **Allocated Parking Bay**
- **Modern Bathroom**
- **Chain Free**

- **Leasehold**
- **103-Years Remaining**
- **Maintenance £1000 pa**
- **Ground Rent £350 pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **Close to Amenities**

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.

Holdenhurst Road, Bournemouth, BH8 9AL:

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

Entrance An L-shaped room having plain coved ceiling with two ceiling light points and mains wired smoke detector. Single panelled radiator, entry phone receiver. Central heating control.
Hallway:

Open Plan Lounge / Kitchen / Diner:

Lounge Area: **16' 2 x 10' 9 / 4.93m max' x 3.28m (approx')**.
Having plain sloping ceiling with ceiling light points. Two Velux windows. Double panelled radiator and television / media point. cupboard housing electric fuse board and RCD.

Dining Area: **7' 7 x 5' / 2.31m x 1.52m (approx')**. Having plain sloping ceiling with ceiling light point. Velux window. Double panelled radiator.

Kitchen Area: **9' 1 x 6' 3 / 2.77m x 1.91m (approx')**. Having plain ceiling with ceiling light point. A range wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap over. Integrated washer drier and integrated fridge and integrated freezer. Integrated electric oven with electric hob and cooker hood over. Splash back tiling and laminate flooring. Wall mounted gas central heating combination boiler.

Bedroom One: **16' 10 x 8' 4 / 5.13m x 2.54m (approx')**.
Having plain sloping ceiling with ceiling light point. Two Velux windows and double panelled radiator.

Bedroom Two: **12' 6 x 6' 9 / 3.81m x 2.06m (approx')**.
Having plain sloping ceiling with ceiling light point. Velux window and single panelled radiator.

Bathroom: **7' 5 x 5' 5 / 2.26m x 1.65m (approx')**.
Having plain ceiling with ceiling light point and fitted extractor fan. Panelled bath with shower mixer tap. Pedestal wash hand basin, low level WC, half tiled walls and tiled flooring. Ladder style heated towel rail and combined light and shaver point.

Outside: One allocated off road parking space conveyed to the property.

Tenure: **Leasehold: 103-Years remaining**
Charges: **Approx: £1000 p/a maintenance & £350 p/a ground rent.**
Council tax band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

