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Sales, Lettings & Block Management

**GF PURPOSE BUILT FLAT**

**£250,000**



**Burtley Rd, Southbourne, Bournemouth, BH6 4AP**

- **Ground Floor Purpose Built**
- **53 Square Metres**
- **Two Bedrooms**
- **Lounge with Door to Patio**
- **Allocated Parking Bay**
- **Bathroom & En-Suite Shower**
- **Chain Free & Vacant**

- **Leasehold**
- **109-Years Remaining**
- **Maintenance £1446pa**
- **Ground Rent £250pa**
- **EPC C-Rating**
- **Council Tax Band C**
- **Ideal First Time Buy**

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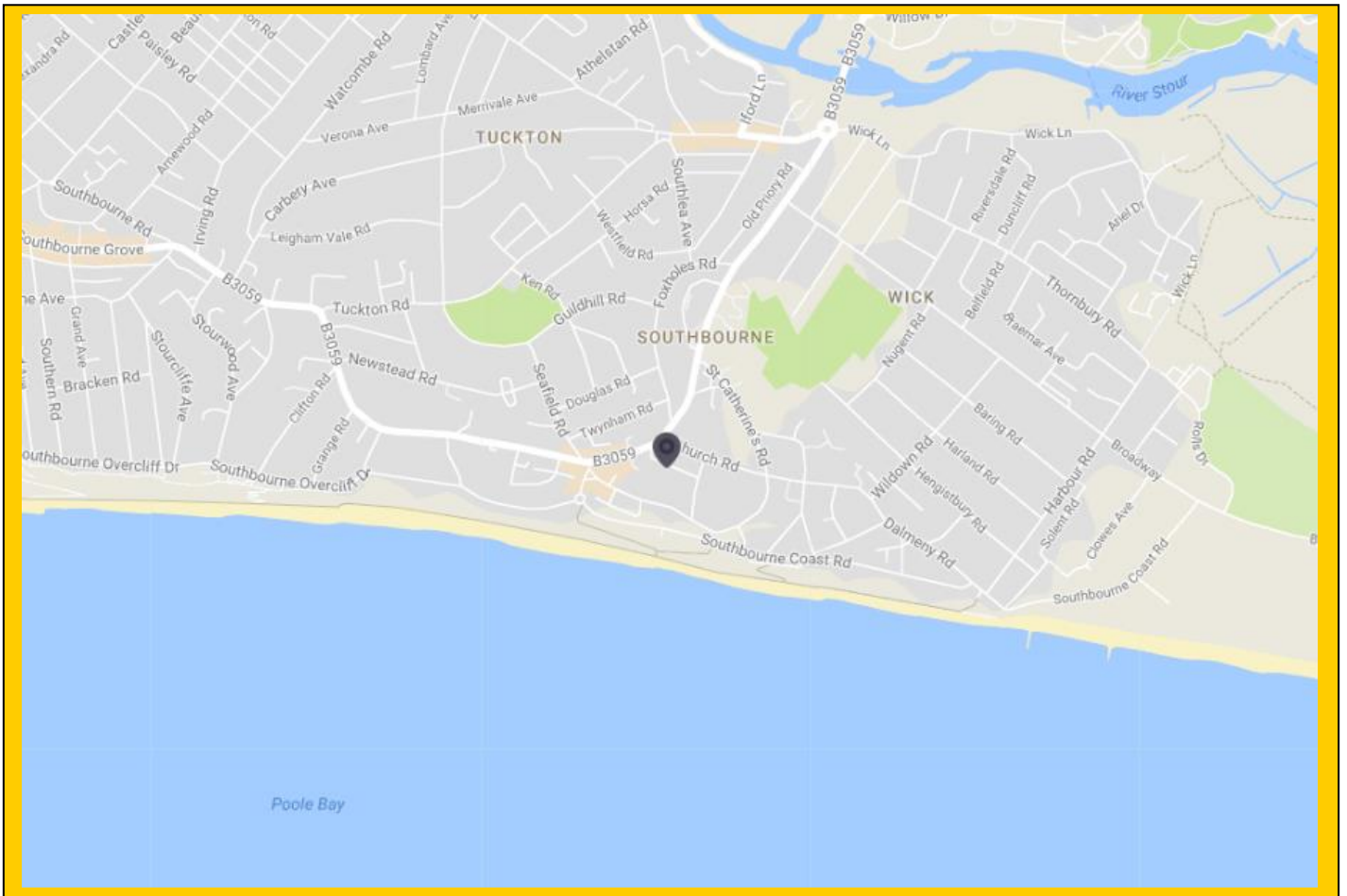
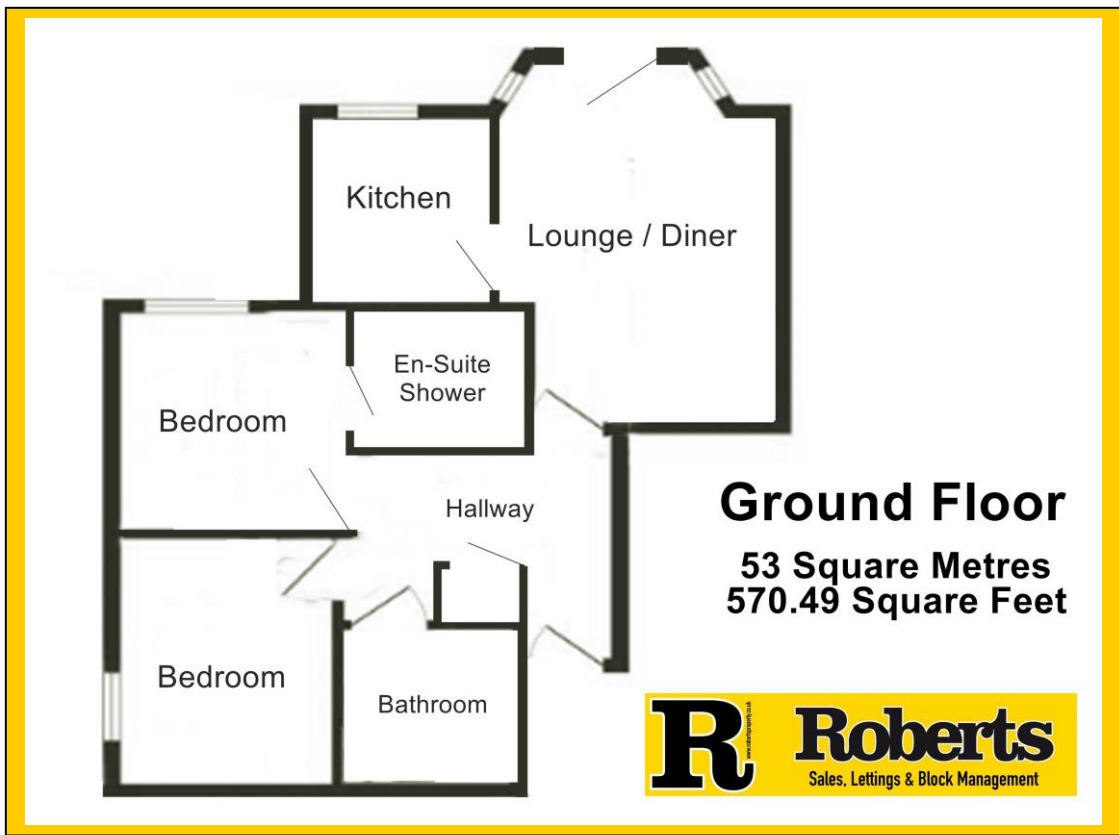
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## **Burtley Rd, Southbourne, Bournemouth, BH6 4AP:**

Communal entrance leads to stairs, lift & landings, the flat lies on the ground floor.

- Entrance Hallway:** **9' 9 x 7' 8 / 2.97m x 2.34m (approx')**  
Plain ceiling with recessed low-level low voltage down lighting and mains wired smoke detector. Single panelled radiator, entry phone receiver and central heating thermostat. Cloaks and storage cupboard with electric meter and RCD. Telephone point.
- Lounge / Diner:** **17' 1 x 10' 7 / 5.21m x 3.23m (approx')**  
Having plain ceiling with recessed low level down lighting. Two UPVC double-glazed windows to front aspect with casement door giving access to patio. Media / telephone point. Double panelled radiator.
- Kitchen:** **8' 7 x 8' 6 / 2.56m x 2.51m (approx')**  
Having plain ceiling with recessed low level down lighting and mains wired heat detector. UPVC double-glazed window to front aspect.  
A range of wall and base mounted units with work surfaces over and under lighting. One and a quarter bowl single drainer sink unit with mixer tap over. Integrated electric oven with four-burner gas hob and cooker hood over. Integrated washer/drier and integrated fridge and freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.
- Bedroom One:** **9' 10 x 9' 4 / 2.99m x 2.54m (approx')**  
Plain ceiling with recessed low level down lighting. UPVC double-glazed window to front aspect. Single panelled radiator. TV/media point. Door to:
- En-Suite Shower:** **5' 9 x 5' 8 / 1.76m x 1.75m (approx')**  
Having plain ceiling with recessed low level down lighting and fitted extractor. Corner shower cubicle with fitted thermostatic shower valve. Close coupled WC, pedestal wash hand basin with mixer tap. Tiled walls and tiled flooring. Ladder style heated towel rail and combined light and shaver point.
- Bedroom Two:** **11' 1 x 8' 7 / 3.38m x 2.62m (approx')**  
Having plain ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. Single panelled radiator. TV / media point.
- Bathroom:** **7' 4 x 5' 8 / 2.24m x 1.75m (approx')**  
Having plain ceiling with recessed low level down lighting and fitted extractor. Panelled bath with shower mixer tap over. Close coupled WC, pedestal wash hand basin with mixer tap over. Tiled walls and tiled flooring. Ladder style heated towel rail and combined light and shaver point.
- Outside:** The property is positioned in well maintained and well-presented communal grounds laid partially to lawn with an array of screening bushes and shrubs. One allocated off-road parking bay.
- Tenure:** Leasehold - remainder of a 125 Years  
**Maintenance:** Approx' £1,446 per annum  
**Ground Rent:** £250 per annum





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