



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£185,000



Leighton Lodge, 15 Branksome Wood Road, Bournemouth, BH2 6BX

- **Second Floor Purpose Built**
- **49 Square Metres**
- **One Double Bedroom**
- **Beautifully Refurbished**
- **Contemporary Finish**
- **Well-Thought Out Storage**
- **Garage Conveyed**

- **Share of Freehold**
- **956-Year Lease**
- **Maintenance £1872 pa**
- **Ground Rent £Nil**
- **EPC D-Rating**
- **Council Tax Band B**
- **Chain Free & Vacant**

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.

Leighton Lodge, 15 Branksome Wood Road, Bournemouth, BH2 6BX

Communal entrance leading to stairs and landings, the flat lies on the second (top) floor.

Open Plan Lounge / Diner & Lobby: **15' 9 x 10' 9 / 4.81m x 3.28m (approx').**

Plain coved ceiling with three ceiling light points. Entry phone receiver. UPVC double glazed window to rear aspect. Storage cupboard housing electric meter and consumer unit. Double panelled radiator. Telephone point & TV / media point.

Kitchen: **9' 9 x 7' / 2.97m x 2.13m (approx').**

Plain ceiling with ceiling light point. UPVC double-glazed window to rear 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 electric hob and cooker hood over. Integrated dishwasher and space for fridge/freezer. Wall mounted gas central heating combination boiler. Fitted breakfast bar.

Inner Lobby: Plain ceiling with ceiling light point. Built-in storage cupboard with additional utility storage cupboard with space and plumbing for washing machine.

Bedroom: **11' 10 x 10' 2 / 3.61m x 3.11m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Two fitted wardrobes with hanging rails and overhead storage.

Shower Room: **6' 7 x 5' 5 / 2.01m x 1.65m (approx').**

Plain ceiling with ceiling light point and fitted extractor. Easy-clean aqua board panelled walls and ceiling. Double shower with thermostatic shower mixer with glass screen. Vanity unit inset wash hand basin and concealed cistern WC. Ladder style heated towel rail. Tile effect laminate flooring.

Outside: The property sits in well-presented communal grounds with an array of mature bushes, trees and shrubs. The property benefits from a garage in a block with up-and-over door.

Tenure: Share in the freehold (999-Year from 07/1982 – 956 years remaining on lease)

Maintenance: £1,872 per annum (as per 2024/25 budget)

Ground Rent: Nil **Council Tax:** Band B

49 Square Metres
527 Square Feet





