



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£160,000



Bennett Road, Charminster, Bournemouth, Dorset, BH8 8RJ

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| <ul style="list-style-type: none">- Ground Floor Purpose Built- 44 Square Metres- Two Bedrooms- Feature Open Plan Lounge/ Kitchen / Diner- Modern Bathroom Suite- Well Presented Throughout | <ul style="list-style-type: none">- Leasehold- 108-Year Lease Remaining- Maintenance £1385pa- Ground Rent £150pa- EPC C-Rating- Council Tax Band B- 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.

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

Entrance Hallway: Being L-shaped with plain ceiling and two ceiling light points and mains wired smoke detector. Entry phone receiver and central heating thermostat.

Open Plan Lounge / Kitchen / Diner: 18' 10 x 12' 1 / 5.73m x 3.68m (approx').

Lounge / Diner: Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspects. Double panelled radiator, TV / media point and telephone point. Cupboard housing electric consumer unit and meter. Wood laminate flooring.

Kitchen: Plain ceiling with railed light point. UPVC double-glazed window to front and side aspects. 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 hobs and cooker hood over. Space and plumbing for washing machine and space for undercounter fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate flooring.

Bedroom One: **10' 1 x 8' 8 / 3.08m x 2.65m (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator and TV point.

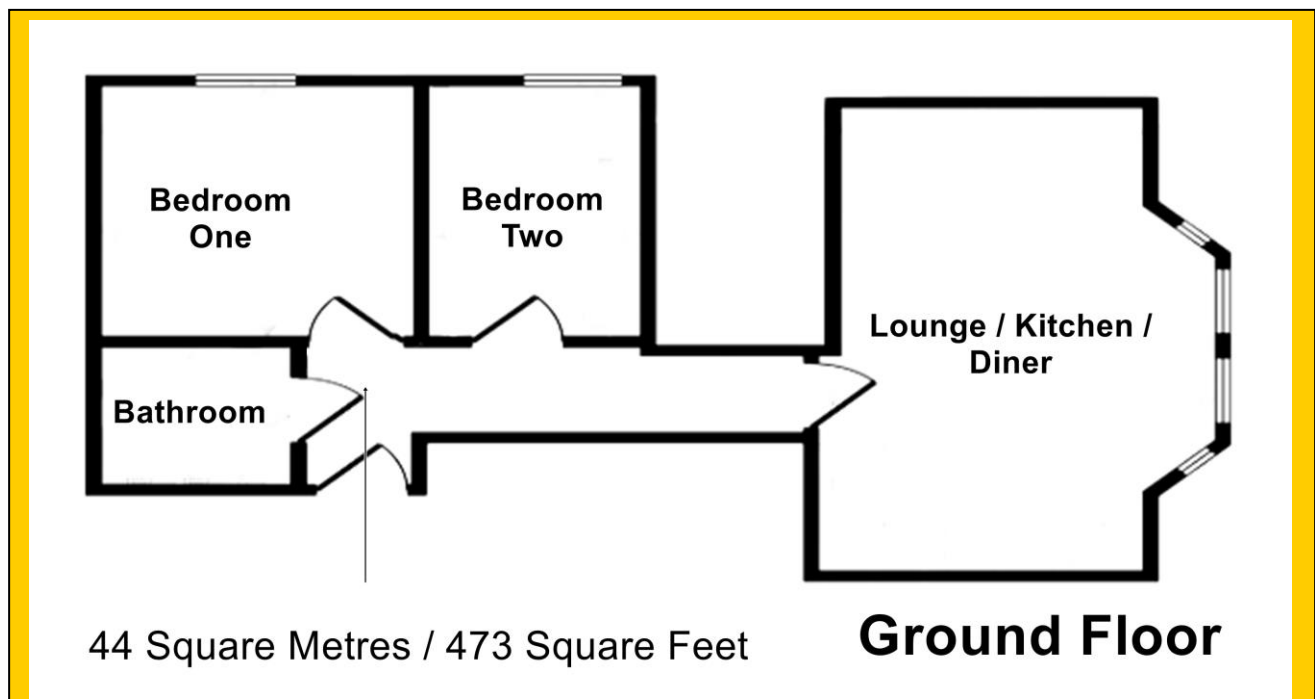
Bedroom Two: **8' 6 x 5' 9 / 2.59m max x 1.75m (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator.

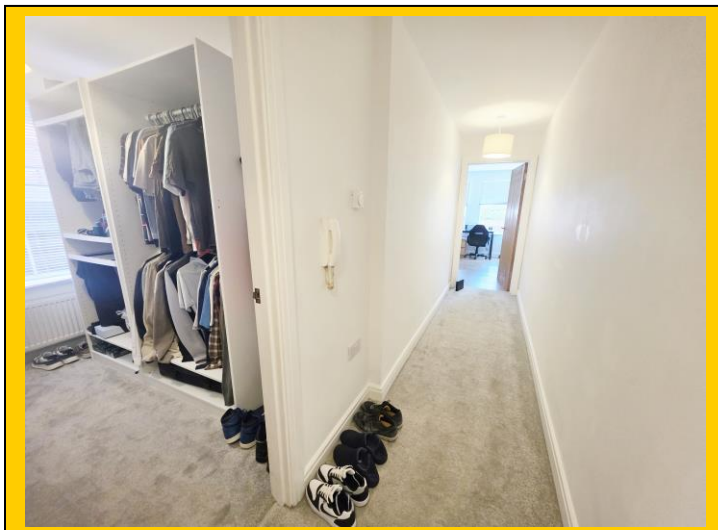
Bathroom: **6' x 5' 5 / 1.83m x 1.65m (approx').** Plain ceiling with recessed down lighting and fitted extractor. Panelled bath with fitted glass shower screen and shower mixer tap. Vanity unit with inset wash hand basin and low-level WC. Fully tiled walls with tiled flooring. Ladder style heated towel rail. Fitted mirror.

Outside: Communal area of garden with brick built cycle store.

Tenure: Leasehold – 125-years from 2008 (108-years remaining).

Charges: 25th December to 23rd June 2025 (6-months) £692.50. **Ground Rent:** £150pa







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

