

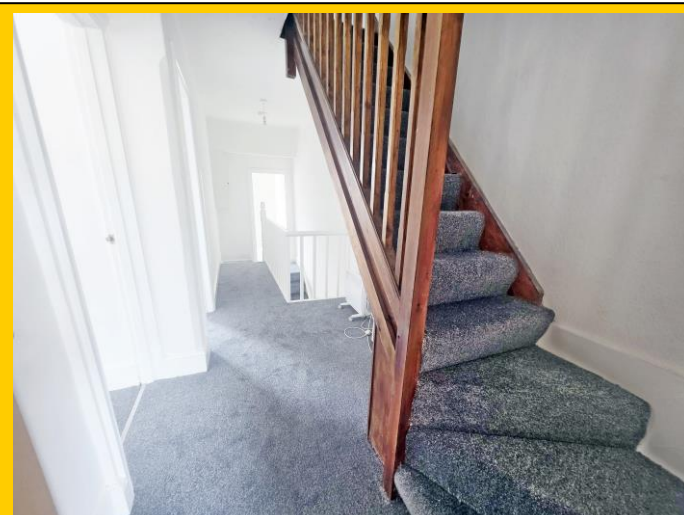


# Roberts

Sales, Lettings & Block Management

## Converted Maisonette

## £175,000



**Shelbourne Road, Charminster, Bournemouth, BH8 8QY**

- **Converted Maisonette**
- **55 Square Metres**
- **Two Bedrooms**
- **Lounge Reception with Bay**
- **Kitchen / Diner**
- **Private Entrance**
- **Vacant & Chain Free**

- **Leasehold**
- **New 150-Year Lease**
- **Ground Rent £100pa**
- **Maintenance 50/50**
- **On and as and When Basis**
- **EPC E-Rated**
- **Council Tax Band A**

**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 & bay windows where appropriate.

## **Shelbourne Road, Charminster, Bournemouth, BH8 8QY:**

UPVC double-glazed private entrance front door leads into:

**Entrance Lobby:** Plain ceiling with ceiling light point. Stairs lead to first floor.

**Hallway:** Split level with plain ceiling, ceiling light point and storage recess. Cupboard housing electric meter and consumer unit.

**Lounge:** **13' 6 x 9' 9 / 4.11m x 2.97m (approx')**. Plain ceiling with ceiling light point. UPVC double glazed bay windows to front and side aspect. Wall mounted convector heater and TV/media point.

**Kitchen / Diner:** **10' 5 x 9' 3 / 3.17m x 2.82m (approx')**. Plain ceiling with ceiling light point. Hatch to loft area. 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. Integrated electric oven with integrated hob and cooker hood over. Space and plumbing for washing machine, space for fridge/freezer and cupboard housing hot water boiler. Splash back tiling.

**Bedroom One:** **12' 4 x 10' 7 / 3.76m x 3.22m (approx')**. Plain ceiling, light point and UPVC double-glazed window to rear aspect. Convector heater.

**Bathroom:** Textured ceiling with ceiling light point and frosted UPVC double glazed window to front aspect. Panelled bath with handrails & electric shower over. Pedestal wash hand basin with mixer tap and low level WC Fully tiled walls and tiled flooring.

**Bedroom Two:** **10' 3 x 6' 3 / 3.12m x 1.91m (approx')**. Stairs from landing hallway to second floor landing, this in turn leads into bedroom two. Having sloping ceiling, ceiling light point and fitted velux window. Wall mounted convector heater.

**Tenure:** Leasehold: New 150-Year lease upon completion  
**Maintenance:** 50/50 as and when with the neighbouring property  
**Ground Rent:** £100 per annum

