



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£200,000



Hillmorton Court, 45 Wellington Road, Bournemouth, Dorset, BH8 8JA

- **First Floor Purpose Built Flat**
- **Two Bedrooms, 62 Sq'M**
- **Lounge/Diner & Sep' Kitchen**
- **Southerly Juliet Balcony**
- **Reception Style Hallway**
- **Bathroom & En-Suite Shower**
- **Allocated Parking**

- **Leasehold (Ext' Lease)**
- **189-Years Remaining**
- **Maintenance £1,894pa**
- **Ground Rent Nil**
- **EPC B-Rating**
- **Council Tax Band A**
- **Vacant & Chain Free**

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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.

Hillmorton Court, 45 Wellington Road, Bournemouth, Dorset, BH8 8JA:

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

<u>Entrance Hallway:</u>	<u>12' 7 x 6' 1 / 3.84m x 1.85m (approx')</u> . A double width hallway offering dining space potential. Plain coved ceiling, ceiling light point and mains wired smoke detector. Entry phone receiver and single panelled radiator. Walk-in double doored storage cupboard which houses electric meter and consumer unit.
<u>Lounge / Diner:</u>	<u>14' 8 x 13' 1 / 4.46m x 4m (approx')</u> . Plain coved ceiling with two ceiling light points. Feature UPVC double-glazed double casement doors leading to a walled bay shaped Juliet balcony with a southerly aspect. Double panelled radiator and TV / media point.
<u>Kitchen:</u>	<u>8' x 6' 4 / 2.45m x 1.93m (approx')</u> . Plain ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated stainless-steel electric oven with four-burner gas hob and stainless-steel cooker hood over. Space and plumbing for washing machine. Wall mounted gas central heating combination boiler. Splash back tiling and single panelled radiator.
<u>Bedroom One:</u>	<u>19' 3 x 9' 5 / 5.86m x 2.87m (approx')</u> . Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect and single panelled radiator. Fitted bedroom storage and vanity unit. Door to:
<u>En-Suite Shower Room:</u>	Plain ceiling, ceiling light point and fitted extractor. Shower cubicle with thermostatic shower valve. Pedestal wash hand basin, low-level WC. Single panelled radiator & combined light / shaver point.
<u>Bedroom Two:</u>	<u>8' 8 x 8' 2 / 2.63m x 2.50m (approx')</u> . Plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator. Fitted bedroom storage and vanity unit.
<u>Bathroom:</u>	Plain ceiling with recessed down lighting and fitted extractor. Panelled bath with shower mixer tap. Pedestal wash hand basin, low-level WC. Single panelled radiator. Splash back tiling.
<u>Outside:</u>	The property sits in well-presented and well-maintained communal grounds with an array of mature and established trees bushes and screening shrubs. One allocated off road parking space conveyed to the property.
<u>Tenure:</u>	Leasehold: 189-Years remaining
<u>Charges:</u>	£1,894 p/a maintenance charge Ground Rent: peppercorn. Council tax band C

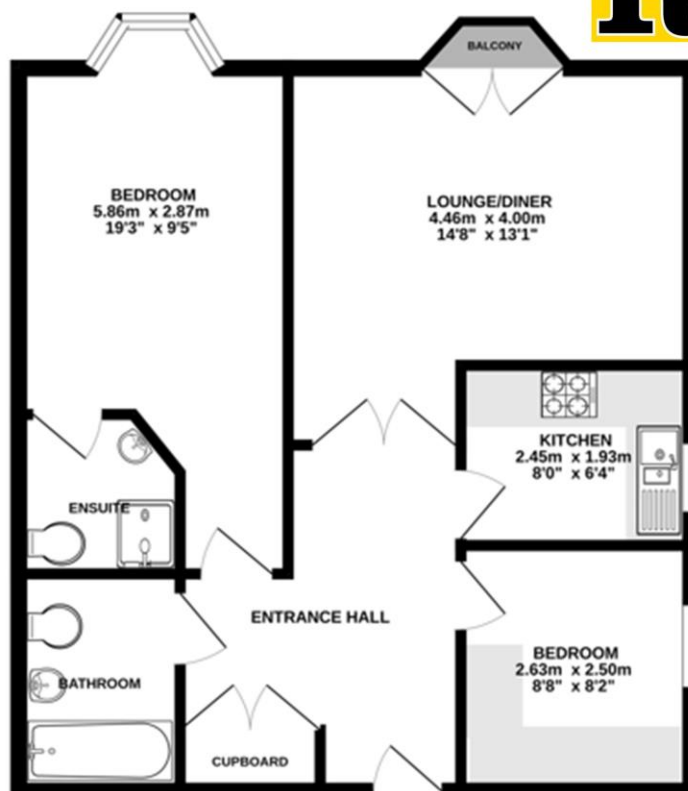




First Floor



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62 Square Metres
667 Square Feet