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# Roberts

Sales, Lettings & Block Management

**GROUND FLOOR FLAT**

**£160,000**



**Capstone Road, Charminster, Bournemouth, BH8 8SA**

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| <ul style="list-style-type: none"><li>- <b>Ground Floor Conversion</b></li><li>- <b>47 Sq'M, One Bedroom</b></li><li>- <b>Dual Aspect Lounge/Diner</b></li><li>- <b>Separate Kitchen</b></li><li>- <b>Office / Store Room</b></li><li>- <b>Private Entrance</b></li><li>- <b>Allocated Parking to Rear</b></li></ul> | <ul style="list-style-type: none"><li>- <b>Leasehold</b></li><li>- <b>125-Years on Completion</b></li><li>- <b>Ground Rent: £250pa</b></li><li>- <b>Maintenance Charge:</b></li><li>- <b>35% on an as-and-when basis</b></li><li>- <b>GCH, EPC D-Rated</b></li><li>- <b>Council Tax Band A</b></li></ul> |
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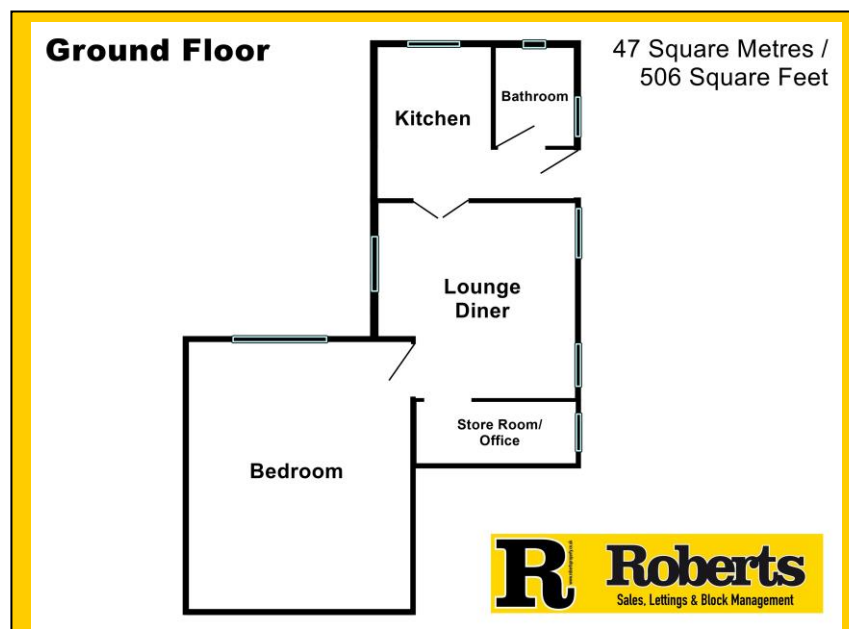
**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

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.

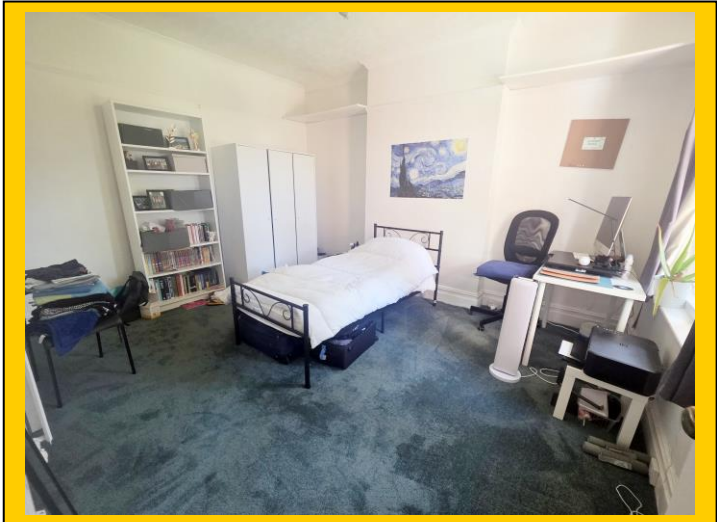
## Capstone Road, Charminster, Bournemouth, BH8 8SA

Private entrance side aspect door leads into:

- Entrance Lobby:** Wood panelled ceiling with ceiling light point. Single panelled radiator and wood laminate flooring.
- Kitchen:** **9' 10 x 7' 9 / 2.99m x 2.36m (approx').** Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to rear 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 electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge freezer. Wall mounted gas central heating combination boiler. Splash back tiling and wood laminate flooring.
- Lounge / Diner:** **13' x 11' 1 / 3.96m x 3.38m (approx').** Plain coved ceiling with railed down light point and dado rail. UPVC double-glazed window to east aspect with two single-glazed sash windows to west aspect. Double panelled radiator and television / media point.
- Storage Room / Office:** **11' 1 x 3' 9 / 3.38m x 1.14m (approx').** Having ceiling light point. Frosted sash window to side aspect. Fitted shelving.
- Bedroom:** **14' 1 x 11' 10 / 4.29m x 3.61m (approx').** Having coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bathroom:** **6' 2 x 4' 6 / 1.88m x 1.37m (approx').** Wood panelled ceiling with ceiling light point. UPVC double-glazed frosted windows to side and rear aspects. Wall mounted wash hand basin and low level WC. Panelled bath with shower screen and electric shower over. Tiled walls, tiled flooring and single panelled radiator.
- Outside** One allocated off road parking space located at the rear of the building and garden shed. We understand there is a small area of communal garden shared between two of the three flats within the building.
- Tenure:** **Leasehold with new 125-year lease upon completion**  
**Charges:** **Maintenance: 35% on an as and when basis. Ground Rent: £250pa**  
**Council Tax:** **Band A**











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

