



# Roberts

Sales, Lettings & Block Management

**GROUND FLOOR PATIO APARTMENT**

**£245,000**



**The Gables, 60 Lansdowne Road, Bournemouth, Dorset, BH1 1AJ**

- **GF Patio Apartment**
- **74 Square Metres**
- **Two Double Bedrooms**
- **Lounge Through Diner**
- **Separate Kitchen**
- **Bathroom & En-Suite**
- **Private Southerly Patio**

- **Leasehold**
- **103-Years Remaining**
- **Maintenance £1800 pa**
- **Ground Rent £250 pa**
- **EPC C-Rating**
- **Council Tax Band D**
- **Allocated Parking**

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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.

## **The Gables, 60 Lansdowne Road, Bournemouth, Dorset, BH1 1AJ:**

Communal entrance leading to stairs and landings, the apartment lies on the ground floor.

<b><u>Entrance Hallway:</u></b>	Being L-shaped with plain corniced ceiling, recessed down lighting and mains wired smoke detector. Entry phone receiver and alarm panel. Airing cupboard housing pressurised hot water cylinder tank with further storage. Central heating thermostat and double panelled radiator. Wood laminate flooring.
<b><u>Lounge Reception:</u></b>	<b><u>19' 1 x 15' 4 / 5.82m x 4.67m (approx')</u></b> . Having plain corniced ceiling, recessed down lighting and wall light point. UPVC double-glazed casement double doors leading to private patio. UPVC double-glazed window to side aspect. Feature fire surround with living flame effect gas fire. Double panelled radiator, TV/media point and telephone point.
<b><u>Private Patio:</u></b>	<b><u>10' 1 x 5' 9 / 3.06m x 1.76m (approx')</u></b> . To a southerly aspect.
<b><u>Dining Area:</u></b>	<b><u>8' 6 x 7' 3 / 2.59m x 2.21m (approx')</u></b> . Plain corniced ceiling with ceiling light point. Two UPVC double-glazed windows to rear aspect. Double panelled radiator and wood laminate flooring. Walk through to:
<b><u>Kitchen:</u></b>	<b><u>8' 2 x 8' 1 / 2.49m x 2.46m (approx')</u></b> . Plain corniced ceiling with recessed low level down lighting. A range of wall and base mounted units with under lighting and 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. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.
<b><u>Bedroom One:</u></b>	<b><u>15' 1 x 9' 7 / 4.60m x 2.92m (approx')</u></b> . Plain corniced ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator and wood laminate flooring. TV/media point and telephone point. Door gives access to:
<b><u>En-Suite Shower Room:</u></b>	<b><u>7' 4 x 4' 8 / 2.24m x 1.42m (approx')</u></b> . Plain corniced ceiling with ceiling light point and extractor fan. Double shower with thermostatic shower valve. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.
<b><u>Bedroom Two:</u></b>	<b><u>15' 1 x 8' 6 / 4.60m x 2.59m (approx')</u></b> . Plain corniced ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator. Wood laminate flooring.
<b><u>Bathroom:</u></b>	<b><u>8' 1 x 5' 7 / 2.46m x 1.70m (approx')</u></b> . Plain corniced ceiling with recessed down lighting and extractor fan. Panelled bath with central mixer tap and shower mixer over. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.
<b><u>Outside:</u></b>	The property sits in well maintained and well-presented grounds laid to lawn accessible via locked side gate or via the patio area conveyed to the property. Gated front access with one allocated off road parking space.
<b><u>Tenure:</u></b>	Leasehold – 125-years from 2003 (103-years remaining)
<b><u>Maintenance:</u></b>	£1,800 per annum.
<b><u>Ground Rent:</u></b>	£250 per annum







