

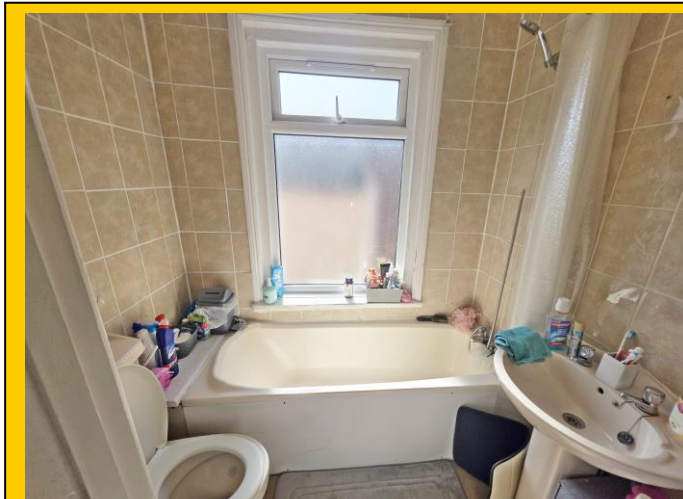


Roberts

Sales, Lettings & Block Management

FIRST FLOOR CONVERSION

£175,000



Maple Road, Winton, Bournemouth, Dorset, BH9 2PN

- **First Floor Conversion**
- **50 Square Metres**
- **Two Double Bedrooms**
- **Lounge & Separate Kitchen**
- **Bathroom Suite**
- **GCH Via Combination Boiler**
- **No Forward Chain**

- **Leasehold**
- **125-Years Upon Completion**
- **Maintenance 50/50**
- **Ground Rent £150pa**
- **EPC D-Rating**
- **Council Tax Band A**
- **Ideal First Time Buy**

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.

Maple Road, Winton, Bournemouth, Dorset, BH9 2PN:

Communal entrance porch leading via glazed front door into entrance lobby which in turn leads via staircase to first floor accommodation:

First Floor **Hallway:**

Having coved and textured ceiling, ceiling light point and UPVC double-glazed window to side aspect. Single panelled radiator and hatch to loft.

Lounge Reception: **11' 3 x 11' 1 / 3.43m x 3.38m (approx').**

Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator and television/media point.

Kitchen:

10' x 6' 8 / 3.05m x 2.03m (approx'). Coved and textured ceiling with ceiling light point and 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 with mixer tap. Integrated electric oven with four burner electric hob and cooker hood. Space and plumbing for washing machine and space for under counter fridge. Wall mounted gas central heating combination boiler and single panelled radiator. Fitted breakfast bar and splash back tiling.

Bedroom One:

12' x 10' 10 / 3.66m x 3.30m (approx').

Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.

Bedroom Two:

11' 2 x 9' 9 / 3.40m x 2.97m (approx').

Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bathroom:

6' 5 x 5' 1 / 1.96m x 1.55m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Panelled bath with shower mixer tap. Low level WC and pedestal wash hand basin. Fully tiled walls and ladder style heated towel rail.

Tenure:

Leasehold – 125-year lease extension upon completion

Charges:

Maintenance split on a 50/50 basis with neighbouring property.

Ground Rent:

£150 per annum

Council Tax:

Band A

