



Roberts

Sales, Lettings & Block Management

GROUND FLOOR GARDEN FLAT

£235,000



Charminster Avenue, Bournemouth, Dorset, BH9 1RY

- **Ground Floor Conversion**
- **Two Bedrooms**
- **Lounge & Kitchen / Diner**
- **Private Entrance**
- **Spacious Bathroom**
- **Covered Decked Area Leading to Private South Facing Garden**
- **Pet Friendly**
- **Two Parking Spaces**

- **Freehold with Benefit of Lease to First Floor Neighbouring Flat**
- **Maintenance 50/50**
- **Ground Rent Nil**
- **EPC D, Council Tax B**
- **73 Sq' M / 786 Sq' Ft**
- **No Forward Chain**

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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.

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UPVC double-glazed side aspect private entrance door leads into:

Entrance
Hallway:

U-shaped room having plain ceiling with three ceiling light points. Single panelled radiator. Under stairs storage cupboard and further cupboard housing electric meter and fuseboard.

Lounge
Reception:

14' 5 x 12' 3 / 4.39m x 3.73m (approx'). Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Fire surround with living flame effect gas fire. Double panelled radiator and TV / media / phone point.

Kitchen / Diner:

13' x 11' 1 / 3.96m x 3.38m (approx'). Plain coved ceiling with two ceiling light points. UPVC double-glazed window to rear aspect with two further frosted UPVC double-glazed windows to side 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 gas hob and cooker hood over. Space for fridge freezer and integrated washing machine. Tiled flooring and splash back tiling. Rear door leading to sheltered sun deck which in turn leads to garden.

Bedroom One:

13' 8 x 12' 4 / 4.17m x 3.78m (approx'). Plain coved ceiling, ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

Bedroom Two:

10' 1 x 8' 4 / 3.01m x 2.54m (approx'). Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bathroom:

9' 7 x 6' 8 / 2.92m x 2.03m (approx').

Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with handrails and shower mixer tap over. Unit with inset wash hand basin and mixer tap. Wall mounted gas central heating combination boiler. Low level WC. Fully tiled walls and tiled flooring.

Outside

Two parking spaces to the front of the property are conveyed. Side aspect gate leading to rear garden which is to a southerly aspect. Garden being laid to lawn with an array of mature and established trees bushes and screening shrubs. Feature sun deck with recently re-fitted decking boards which is covered

Tenure:
Charges:
Council Tax:

Freehold with the benefit of a lease to the neighbouring property
Maintenance: 50/50 on an as and when basis. Ground Rent: £Nil
Band B





