



Roberts

Sales, Lettings & Block Management

FIRST FLOOR STUDIO FLAT

£85,000



Lorne Park Mansions, 33 Lorne Park Road, Bournemouth, BH1 1JL

- **First Floor (Lift Served)**
- **29 Square Metres**
- **Twin Aspect Studio Room**
- **Arch to Kitchen**
- **Bathroom (White Suite)**
- **Hallway with Storage**
- **Vacant & Chain Free**

- **Share in Freehold**
- **961-Year Lease**
- **Maintenance £1,280pa**
- **Ground Rent: Nil**
- **Electric Heating**
- **EPC E-Rated**
- **Council Tax Band A**

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 info recesses and bay windows where appropriate.

Lorne Park Mansions, 33 Lorne Park Road, Bournemouth, BH1 1JL:

Communal entrance leading to stairs and lift. The flat lies on the first floor. Front door leads into:

Entrance Hallway: Plain ceiling with ceiling light point. Walk-in storage housing pre-lagged hot water cylinder with shelving. Electrics consumer unit.

Studio Room: **18' 5 x 11' / 5.61m x 3.35m (approx').**
Papered ceiling with ceiling light point. UPVC double-glazed window to front aspect with further single-glazed window to front aspect. Entry phone receiver and night storage heater. TV / media point and telephone point. Built in double wardrobe with hanging rail and further overhead storage. Arch leads to:

Kitchen: **6' 5 x 5' 5 / 1.96m x 1.65m (approx').**
Papered ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Single bowl with mixer tap. Integrated electric oven, electric hob and cooker hood over. Space for fridge/freezer, space and plumbing for washing machine.

Bathroom: **5' 9 x 5' 5 / 1.75m x 1.65m (approx').**
Papered ceiling with ceiling light point and fitted extractor. Panelled bath with shower screen and electric shower over. Low level W.C. and pedestal wash hand basin. Splash back tiling and blower heater.

Tenure: Leasehold with a share in the freehold
961-years remaining on current 999-year lease term
Maintenance: £1,280.00 per annum approximately (£106.67 paid monthly)
Ground Rent: Nil
Council Tax: Band A





