



Roberts

Sales, Lettings & Block Management

STUDIO FLAT

£85,000



The Spire, 28 St Peters Road, Bournemouth, Dorset, BH1 2LY

- **Ground Floor**
- **22 Sq' M / 236.81 Sq' Ft**
- **Open Plan Kitchen / Studio**
- **Integrated Appliances**
- **Modern Shower Room**
- **Contemporary Finish**
- **Town Centre Location**

- **Leasehold**
- **116-Years Remaining**
- **Ground Rent: £250pa**
- **Maintenance £2,387pa**
- **EPC D-Rated**
- **Council Tax Band A**
- **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.

The Spire, 28 St Peters Road, Bournemouth, Dorset, BH1 2LY:

Communal entrance leading to stairs and landings, the flat lies on the ground floor.
Front door leads into:

Studio Area: **13' 10 x 12' 8 / 4.22m x 3.86m (approx').**

High ceilings with recessed down lighting. Mains wired smoke and heat detectors. Bay windows to rear aspect with secondary glazing. Electric heater. Intercom entry system. TV/media point and telephone point.

Kitchen area having a range of wall and base mounted units with work surfaces over with under lighting. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob and cooker hood. Integrated under counter fridge, integrated washing machine and integrated slimline dishwasher. USC charge points on sockets. Splash back tiling and wood laminate flooring. Cupboard housing electric meter/consumer unit.

Shower Room:

Plain ceiling with low level down lighting and fitted extractor fan. Double shower tray with fitted electric shower. Vanity unit with inset wash hand basin and mixer tap. Concealed cistern WC, ladder style heated towel rail. Feature LED lighting, tiled walls and tiled flooring.

Tenure:

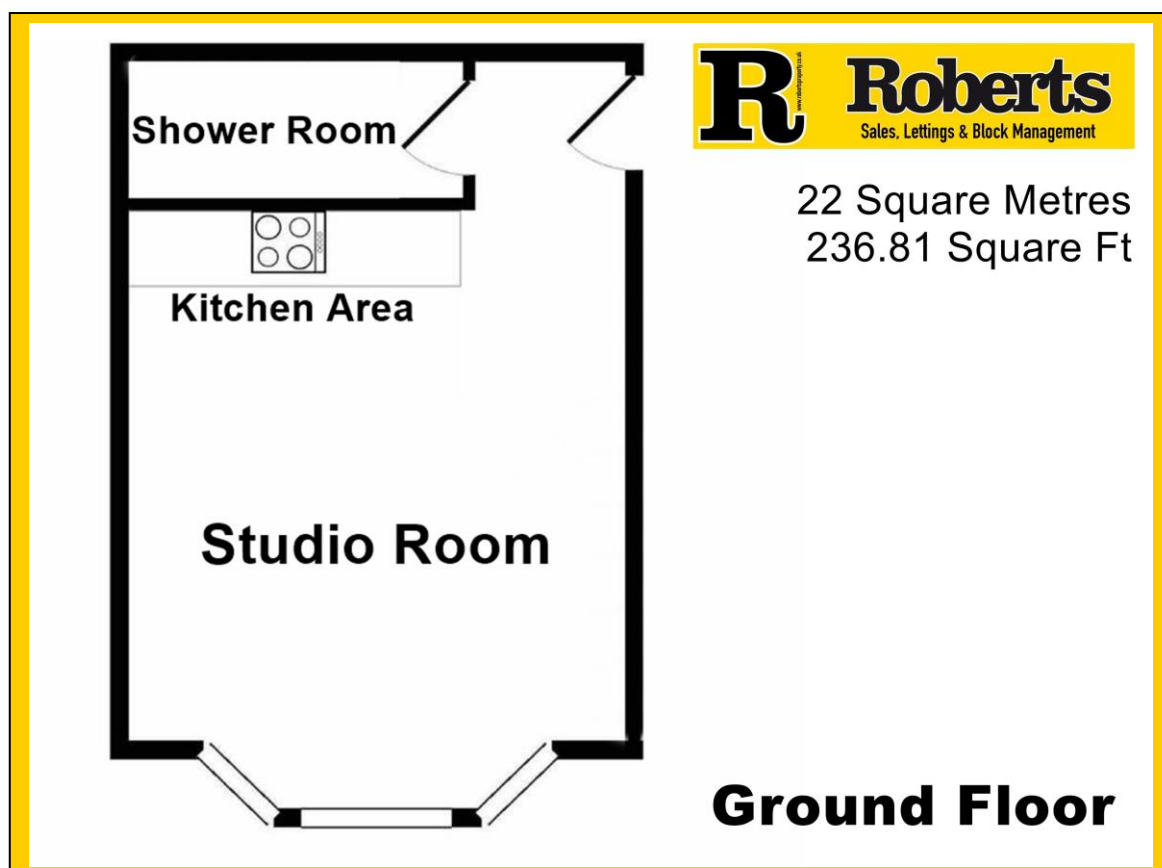
Leasehold 116-years

Maintenance:

£2,386.92 pa (£1,193.46 per 6-months)

Ground Rent:

£250 per annum





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

