



Roberts

Sales, Lettings & Block Management

GROUND FLOOR APARTMENT

£228,000



Fairway House, 18a Wimborne Road, Bournemouth, Dorset, BH2 6NT

- **Two Double Bedrooms**
- **89 Sq'M / 958 Sq'Ft**
- **21ft8" Lounge/Diner**
- **Separate Kitchen/Diner**
- **Family Bathroom**
- **Further En-Suite Bathroom**
- **Garage in Block**

- **Leasehold**
- **160-Years Remaining**
- **Maintenance £2200pa**
- **Ground Rent £Nil**
- **EPC C-Rating**
- **Council Tax Band C**
- **Ideal First Time Buy**

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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.

Fairway House, 18a Wimborne Road, Bournemouth, Dorset, BH2 6NT:

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

<u>Entrance Hallway:</u>	Being L-shaped with plain corniced ceiling, recessed down lighting and mains wired smoke detector. Entry phone receiver. Fitted storage cupboard. Central heating thermostat and single panelled radiator. Wood laminate flooring. Glazed door to
<u>Lounge Reception:</u>	<u>21' 8 x 13' 10 / 6.60m x 4.22m (approx')</u> . Plain corniced ceiling recessed down lighting and wall light point. UPVC double-glazed bay window to front aspect. Single panelled radiator, TV/media point and telephone point. Wood laminate flooring.
<u>Kitchen / Diner:</u>	<u>11' 10 x 9' 10 / 3.61m x 3.00m (approx')</u> . Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with 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. Single panelled radiator. Ample space to dine.
<u>Bathroom:</u>	<u>6' x 5' 5 / 1.84m x 1.65m (approx')</u> . Plain ceiling with recessed down lighting and extractor fan. UPVC double-glazed frosted window to side aspect. Panelled bath with shower screen and thermostatic shower valve. Low level WC. Wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.
<u>Dressing Lobby:</u>	Plain coved ceiling with recessed low level down lighting and wood laminate flooring. Fitted double wardrobe with mirror fronted doors. Door to en-suite and door to:
<u>Bedroom One:</u>	<u>13' 7 x 10' 6 / 4.14m x 3.20m (approx')</u> . Plain coved ceiling with recessed low level downlighting. UPVC double-glazed window to front aspect. Single panelled radiator and wood laminate flooring.
<u>En-Suite Bathroom:</u>	<u>6' x 5' 5 / 1.84m x 1.65m (approx')</u> . Plain ceiling with recessed down lighting and extractor fan. UPVC double-glazed frosted window to side aspect. Panelled bath with shower screen and thermostatic shower valve. Low level WC. Wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.
<u>Bedroom Two:</u>	<u>12' 9 x 11' 1 / 3.89m x 3.37m (approx')</u> . Plain coved ceiling with recessed low level downlighting. UPVC double-glazed corner window to side and rear aspects. Single panelled radiator and wood laminate flooring.
<u>Outside:</u>	The property sits in well maintained grounds laid to lawn with established trees and shrubs. Guest and visitor parking. Garage in block with up-and-over door.
<u>Tenure:</u>	Leasehold – 160-years remaining
<u>Maintenance:</u>	£2,200 per annum.
<u>Ground Rent:</u>	Nil <u>Council Tax:</u> Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-28	F		
1-20	G		



