

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

Modern Purpose Built Flat

£135,000



Capstone Court, 124 Capstone Road, Bournemouth, Dorset, BH8 8RT

- **Second (Top) Floor**
- **38 Sq'Metres / 409 Sq'Ft**
- **One Double Bedroom**
- **16ft2"x11ft8" Lounge/Diner**
- **Kitchen with Fit'd Appliances**
- **Bathroom with Sky Light**
- **Vacant & Chain Free**

- **Leasehold**
- **106-Year Lease**
- **Maintenance £1,384pa**
- **Ground Rent: £250pa**
- **GCH & UPVC DG**
- **EPC C-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 into recesses and bay windows where appropriate.

Capstone Court, 124 Capstone Road, Bournemouth, Dorset, BH8 8RT

Communal entrance leading to stairs and landings. The flat lies on the second (top) floor. Front door leads into:

Entrance
Hallway:

Plain ceiling recessed low level down lighting and mains wired smoke detector. Audio visual entry phone system. Fitted storage cupboard which housing gas central heating combination boiler, consumer unit and electric meter.

Lounge /
Diner:

16' 2 x 11' 8 / 4.93m x 3.56m (approx').

Plain and partially sloped ceiling with two ceiling light points. UPVC double-glazed window to front aspect. Central heating thermostat, single panelled radiator & TV / media point. Archway through to:

Kitchen:

8' x 5' 11 / 2.44m x 1.80m (approx'). Plain ceiling with recessed down lighting. A range of wall and base mounted units with work surfaces over. Single bowl sink drainer sink unit with mixer tap. Integrated stainless steel electric oven with four burner gas hob, matching splashback and cooker hood. Integrated fridge / freezer and integrated washer drier. Splash back upstands and tiled flooring.

Bedroom:

11' 9 x 9' 3 / 3.58m x 2.62m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Bathroom:

6' 4 x 5' 11 / 1.93m x 1.80m (approx').

Plain ceiling with recessed down lighting. Feature sky light & fitted extractor. Panelled bath fitted glass shower screen and thermostatic shower valve & mixer tap. Wash hand basin with mixer tap. Low-level WC and heated ladder style towel rail. Tiled walls and tiled flooring.

Outside:

The property lies in well maintained and well-presented communal grounds with bin store and bike store.

Tenure:

Leasehold – term extended – 106 Years remaining

Charges:

£1,384 per annum (£692 per 6-months)

Ground Rent:

£250 pa

Council Tax:

Band A



Second (Top) Floor



38 Square Metres / 409 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

