



# Roberts

Sales, Lettings & Block Management

**ONE BEDROOM FLAT  
For The Over 60's**

**£95,000**



**Sandringham Court, Avon Road, Bournemouth, BH8 8SG**

- Second Floor (Lift Served)**
- 40 Sq'M / 430.5 Sq'Ft**
- One Double Bedroom**
- 60-Year Age Restriction**
- Windows Facing South**
- Lounge with Arch to Kitchen**
- Modern Shower Room**
- Leasehold  
89-Years Remaining**
- Ground Rent: Peppercorn**
- Maintenance: £2,923.90 pa  
(Includes: Water & B' Insurance)**
- EPC C-Rated**
- Council Tax Band B**

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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.**

## **Sandringham Court, Avon Road, Bournemouth, BH8 8SG:**

Communal entrance leading to stairs, lift and landings, the flat lies on the second (top) floor.

**Entrance Hallway:** An L-shaped room with textured ceiling, ceiling light point and hatch to loft. Electric night storage convector heater, entry phone receiver and intercom / care line. Walk-in storage cupboard housing electrics and fuse board. Additional linen cupboard with shelf storage.

**Lounge / Diner:** **16' 2 x 10' 11 / 4.90m x 3.30m (approx').** Textured ceiling with ceiling light point. Feature bay UPVC double-glazed window to rear (southerly) aspect. Night storage convection heater, TV/media point, telephone point and pull-cord emergency care line. Archway leads through to:

**Kitchen:** **7' 4 x 6' 2 / 2.20m x 1.91m (approx').** Plain ceiling with ceiling light point. Kitchen units by Sheraton comprising of a range of wall and base mounted units, space saver corner unit, with work surfaces and matching splash back. Wall units having under lighting. Single bowl single drainer sink unit with mixer tap over. Space and plumbing for washer / drier and space for fridge. Integrated electric oven with electric hob and stainless-steel cooker hood over. Feature cooker splash back. Wood effect vinyl flooring.

**Bedroom:** **10' 11 x 9' 9 / 3.30m x 3m (approx').** Textured ceiling with ceiling light point and emergency care line pull cord. Wall mounted electric convector heater and built in double wardrobes with hanging rail and shelving over. Velux tilt and turn window.

**Shower Room:** **6' 9 x 6' 2 / 2.1m x 1.9m (approx').** Textured ceiling, ceiling light point and fitted extractor. Vanity storage unit with inset wash hand basin and mixer tap. Concealed cistern WC. Double shower tray (non-slip) with glass screen, space for shower seat and Mira Sport electric shower fitted over. Fully tiled walls with feature porcelain tiles and contrasting non-slip tiled flooring. Fitted touch-light mirror over hand basin with LED lighting.

**Further Information:** The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.

**Outside:** Set in well-presented and maintained communal grounds with established and mature trees, bushes & shrubs. Casual off-road resident & visitor parking.

**Tenure:** Leasehold – 125 years from May 1990 (89-years remaining)  
**Maintenance:** £2,923.90 per annum to include buildings insurance and water.  
**Ground Rent:** Peppercorn      Council Tax: Band B





