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Sales, Lettings & Block Management

FIRST FLOOR APARTMENT

**£210,000**



Chepping Dene, 15 Wimborne Road, Dean Park, Bournemouth, BH2 6LY

- **Two Bedrooms**
- **69 Sq'M / 743 Sq'Ft**
- **Westerly Facing Lounge**
- **Separate Kitchen/Diner**
- **Family Bathroom**
- **Close to Richmond Hill**
- **Garage in Block**

- **Share in the Freehold (One-Ninth Share)**
- **Maintenance £1500pa**
- **Ground Rent £Nil**
- **EPC C-Rating**
- **Council Tax Band C**
- **Ideal First Time Buy**

**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.

## **Chepping Dene, 15 Wimborne Road, Dean Park, Bournemouth, BH2 6LY:**

Communal entrance leading to stairs and landings, the apartment lies on the first floor. Inner communal lobby shared with one neighbouring flat leads via front door into:

**Entrance Hallway:** Being L-shaped with coved and textured ceiling with ceiling light point. Entry phone receiver, single panelled radiator and cloaks / storage cupboard with hanging rail and overhead storage.

**Lounge Reception:** **15' 1 x 14' 6 / 4.60m x 4.42m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator, electric flame effect fire and TV/media point. Central heating thermostat.

**Kitchen / Diner:** **14' 6 x 7' 10 / 4.42m x 2.39m (approx').** Textured ceiling with two ceiling light points. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with fitted cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Cupboard housing gas central heating combination boiler. Splash back tiling, tiled flooring and double panelled radiator.

**Bedroom One:** **13' 7 x 10' 6 / 4.14m x 3.20m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.

**Bedroom Two:** **10' 8 x 8' 4 / 3.25m x 2.54m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.

**Bathroom:** **10' 6 x 5' 5 / 3.20m x 1.65m (approx').** textured ceiling with ceiling light point and extractor fan. UPVC double-glazed frosted window to side aspect. Panelled bath with shower screen and thermostatic shower valve. Low level WC. Pedestal wash hand basin. Fully tiled walls, tiled flooring and single panelled radiator. Fitted mirror and fitted linen cupboard with shelved storage.

**Outside:** The property sits in well-presented communal grounds laid to lawn with established trees and shrubs. Guest and visitor parking. Garage in block with up-and-over door.

**Tenure:** Leasehold with a share in the freehold – One-ninth share  
999-Year lease from 2025

**Maintenance:** £1,500 per annum.  
**Ground Rent:** £Nil **Council Tax:** Band C





