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Roberts

Sales, Lettings & Block Management

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

£90,000



Sandringham Court, Avon Road, Bournemouth, BH8 8SG

- **Ground Floor Level**
- **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 ground floor.

Entrance Hallway:

An L-shaped room with textured ceiling and two ceiling light points. Electric night storage heater, entry phone receiver and intercom / care line. Walk-in storage cupboard housing electric fuseboard and consumer unit. Additional airing cupboard with housing hot water cylinder.

Lounge / Diner: **16' 2 x 10' 11 / 4.90m x 3.30m (approx')**

Textured ceiling with two ceiling light points. Feature bay UPVC double-glazed window to rear (southerly) aspect overlooking the communal gardens. Night storage convection heater, fire surround, TV & telephone points. Pull-cord emergency care line. Archway leads through to:

Kitchen:

7' 4 x 6' 2 / 2.20m x 1.91m (approx'). Textured ceiling with ceiling light point and fitted extractor fan. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space and plumbing for washer / drier and space for fridge/freezer. Integrated electric oven with electric hob and cooker hood over. Splash back tiling and tiled flooring.

Bedroom:

10' 11 x 9' 9 / 3.30m x 3m (approx'). Textured ceiling with ceiling light point and emergency care line pull cord. UPVC double-glazed window to rear aspect overlooking communal gardens. Wall mounted electric convector heater and built in double wardrobes with hanging rail and shelved storage.

Shower Room:

6' 9 x 6' 2 / 2.1m x 1.9m (approx'). Textured ceiling, ceiling light point and fitted extractor. Pedestal wash hand basin and mixer tap and low-level WC. Double shower tray (non-slip) with sliding door, fully tiled with electric shower fitted over. Tiled walls and chrome ladder style heated towel rail. Fitted mirror.

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





