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GROUND FLOOR GARDEN FLAT

£180,000



Astley House, Richmond Park Road, Bournemouth, BH8 8UA

- **40 Sq'M / 430.5 Sq' Ft**
- **One Double Bedroom**
- **Lounge has Doors to Garden**
- **Dual Aspect Kitchen**
- **Premium Bathroom Suite**
- **Allocated Parking**
- **South Facing Garden**

- **Share in Freehold**
- **994-Year Lease**
- **Ground Rent £0**
- **Maintenance £1,400pa (Includes Insurance)**
- **GCH, UPVC DG, EPC D**
- **Council Tax Band A**

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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.

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Dropped pavement provides access to driveway which in turn leads to parking at the rear of the property as well as a private entrance gate (option to use this means of access rather than the communal entrance). Communal door leads to communal hallway, the flat lies on the ground floor. Front door leads into:

Entrance Hallway: Being L-shaped with plain ceiling and two ceiling light points. Entry phone, cupboard housing electric meter and consumer unit. Central heating thermostat and shelved storage cupboard with overhead compartment.

Lounge / Diner: **13' 2 x 11' 1 / 3.97m x 3.38m (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed double casement doors providing direct access to private garden. Double panelled radiator, telephone point and television / media point. Wood laminate flooring.

Kitchen: **9' 8 x 6' 4 / 2.95m x 1.93m (approx').**
A dual aspect room with plain ceiling with ceiling light point and extractor. UPVC double-glazed windows to side and rear aspects (overlooking garden). 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. Space and plumbing for washing machine and space for fridge. Wall mounted gas central heating combination boiler. Single panelled radiator. Splash back tiling.

Bedroom: **11' 8 x 8' 8 / 3.56m x 2.64m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator and fitted mirror fronted wardrobe with hanging rails and further storage.

Bathroom: **9' 5 x 5' 6 / 2.87m x 1.68m (approx').** Plain ceiling with ceiling light point with fitted extractor. UPVC double-glazed frosted window to side aspect. Shower bath with fitted shower screen and thermostatic shower rose. Low-level WC and recess with fitted vanity unit and inset wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.

Rear Garden: Private rear garden to a southerly aspect and fully enclosed by fencing laid to partially to lawn and patio with hard standing for garden shed. Garden benefits from an array of mature and established bushes and shrubs.

Tenure: Leasehold with a share in the freehold: 994-years remaining
Charges: Maintenance: £1,400pa. Ground Rent: £Nil
Council Tax: Band A



Ground Floor

40 Square Metres
430.5 Square Feet



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