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Sales, Lettings & Block Management

GROUND FLOOR APARTMENT

£230,000



St. Margarets, St. Valerie Road, Meyrick Park, Bournemouth, BH2 6PE

- **Two Double Bedrooms**
- **73 Sq'M / 786 Sq'Ft**
- **17ft11" Lounge / Diner**
- **South Facing Sun Deck**
- **Well Presented Kitchen**
- **Fully Tiled Shower Room**
- **Meyrick Park Location**

- **Leasehold with a Share in the Freehold**
- **Maintenance Includes Water, Build' Insurance & Sink' Fund £3,160pa**
- **Council Tax Band C**
- **18ft8 x 8ft1 Garage**

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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.

St. Margarets, St. Valerie Road, Meyrick Park, Bournemouth, BH2 6PE:

Communal entrance leading to stairs and landings, the apartment lies on the ground floor.

Entrance Hallway: Being L-shaped with plain coved ceiling, two ceiling light points and entry phone receiver. Cupboard housing electrics consumer unit. Cloaks and storage cupboard and wood laminate flooring.

Lounge / Diner: **17' 11 x 11' / 5.46m x 3.35m (approx').**
Plain coved ceiling, two ceiling light points and UPVC double-glazed window to front aspect with double casement door leading to private decking. Two wall mounted electric panel heaters, TV/media point and wood laminate flooring.

Sun Deck: **17' 11 x 6' 6 / 5.46m x 1.97m (approx').** Being to a southerly aspect and enjoying direct access to communal gardens. Screening shrubs providing privacy.

Kitchen: **14' 1 x 7' 4 / 4.30m x 2.23m (approx').** Plain coved ceiling with ceiling light point and UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and breakfast bar. Single bowl single drainer sink unit with mixer tap. Integrated electric oven, electric hob and cooker hood. Space and plumbing for washing machine, space for slimline dishwasher and space for fridge/freezer. Splash back tiling and tile effect laminate flooring.

Bedroom One: **14' 1 x 13' 1 / 4.30m x 3.98m (approx').**
A dual aspect room with plain coved ceiling and ceiling light point. UPVC double-glazed windows to side and rear aspects. Wall mounted panel heater.

Bedroom Two: **10' 10 x 10' 6 / 3.31m x 3.21m (approx').**
Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Wall mounted panel heater.

Shower Room: **10' 6 x 7' 2 / 3.21m x 2.17m (approx').** Plain coved ceiling with ceiling light point and extractor fan. Frosted UPVC double-glazed window to rear aspect. Double shower cubicle with fitted thermostatic shower valve. Concealed cistern WC. Pedestal wash hand basin. Fully tiled walls, tiled flooring and panel heater.

Outside: The property sits in well maintained and well-presented grounds laid to lawn with an array of mature and established screening trees, bushes and shrubs. Guest and visitor surface parking to the rear of the property.

Garage: **18' 8 x 8' 1 / 5.69m x 2.46m (approx').** In a block, up-and-over door. Door width 7'

Tenure: Leasehold with a share in the freehold – 976-years remaining

Maintenance: £1,580 per half annum (£3,160pa) which includes all water.

Ground Rent: Peppercorn **Council Tax:** Band C





