Roberts

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Sales, Lettings & Block Management

Purpose Built Flat

£150,000









Bradbury Court, 1-3 Avon Close, Bournemouth, BH8 8RF

- Second Floor Purpose Built
- 51 Sq' M / 549 Sq' Ft
- One Double Bedroom
- Dual Aspect Lounge / Diner
- Modern Kitchen
- White Suite Bathroom
- Parking Bay with Bollard

- Leasehold
- 111-Year Lease
- Maintenance £2160pa
- Ground Rent £200pa
- GCH & UPVC DG
- EPC C-Rated
- Council Tax Band A

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.

Bradbury Court, 1-3 Avon Close, Bournemouth, BH8 8RF:

Communal entrance leading to stairs & landings, the flat lies on the second (top) floor but is accessed at first floor level. Front door leads into:

Entrance Lobby: Plain ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed window to front aspect at half landing, single panelled radiator. Stairs lead to:

Landing Hallway: Plain sloping ceiling, ceiling light point and mains wired smoke detector. Central heating thermostat and electric meter. Entry phone receiver. Cupboard housing gas central heating combination boiler with further storage below.

Lounge / Diner: **16' 4 x 11' 9 / 4.98m x 3.58m (approx').** Plain sloping ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. Single panelled radiator, TV/media & telephone points.

Kitchen: **7' 9 x 7' 5 / 2.36m x 2.26m (approx').** Plain sloping ceiling with railed down lighter and fitted extractor fan. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap over. Integrated electric oven with hob and cooker hood over. Space for fridge / freezer, space and plumbing for washing machine. Splash back tiling.

Bedroom: **13' 7 x 12' 8 / 4.14m x 3.86m (approx').**
Plain sloping ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Bathroom: **7' 10 x 5' 6 / 2.39m x 1.68m (approx').** Plain sloping ceiling, railed down lighter and fitted extractor fan. Frosted UPVC double-glazed window to rear aspect. Panelled bath with hand rails and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low level WC. Chromed heated ladder style towel rail. Splash back tiling.

Outside: The property sits in communal grounds with cycle and bin store. One allocated parking space with lockable bollard.

Tenure: Leasehold 111-Years remaining
Maintenance: £2,160pa **Ground Rent:** £200pa

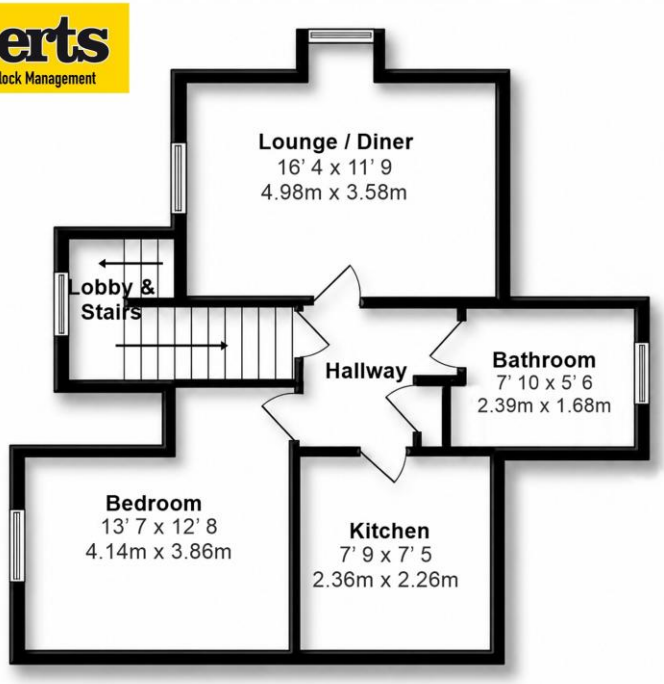




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Second Floor

First Floor Entrance,
Landing & Staircase



51 Square Metres
549 Square Feet











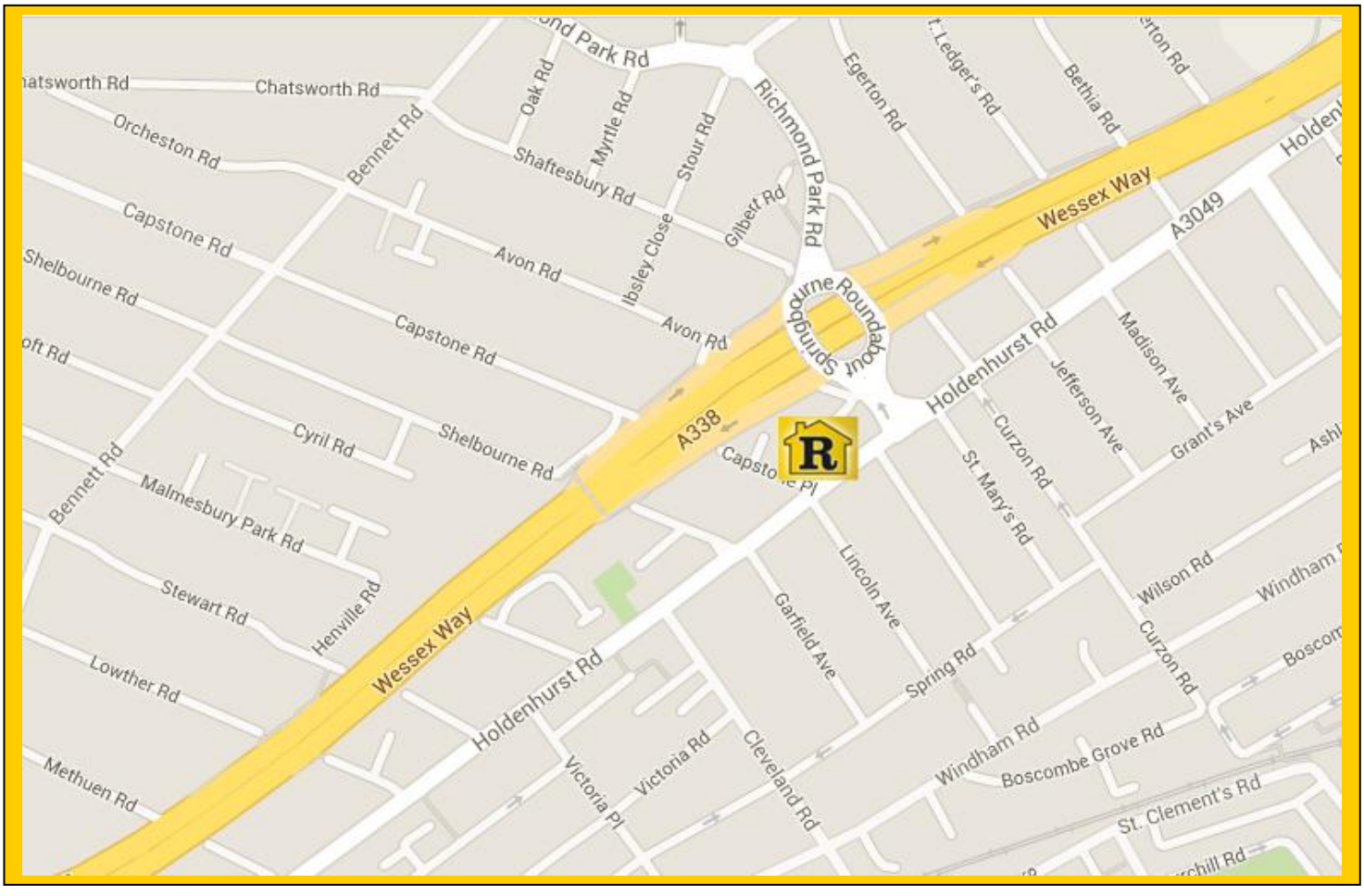











Chatsworth Rd
Orcheston Rd
Bennett Rd
Oak Rd
Myrtle Rd
Shaftesbury Rd
Stour Rd
Ibsley Close
Gilbert Rd
Richmond Park Rd
Egerton Rd
Bethia Rd
Wessex Way
A3049
Capstone Rd
Avon Rd
Shelbourne Rd
Capstone Rd
Avon Rd
Springbourne Roundabout
Holdenhurst Rd
Madison Ave
Jefferson Ave
Grant's Ave
Cyril Rd
Shelbourne Rd
A338
Curzon Rd
St. Mary's Rd
Bennett Rd
Malmesbury Park Rd
Stewart Rd
Henville Rd
Lincoln Ave
Garfield Ave
Wilson Rd
Lowther Rd
Wessex Way
Holdenhurst Rd
Spring Rd
Curzon Rd
Methuen Rd
Victoria Pl
Victoria Rd
Cleveland Rd
Windham Rd
Boscombe Grove Rd
St. Clement's Rd