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Sales & Lettings

PURPOSE BUILT FLAT

£199,950



Lowther Road, Bournemouth, BH8 8NG

- * MODERN PURPOSE BUILT FLAT * SECOND (TOP) FLOOR ***
- * TWO BEDROOMS * 55 Sq'M OF FLOOR AREA ***
- * 17ft3 LOUNGE / DINER * MODERN BATHROOM & KITCHEN ***
- * GCH * FULLY DOUBLE-GLAZED * ALLOCATED OFF ROAD PARKING ***
- * EPC RATING 'C' * OFFERED ON A BUY-TO-LET BASIS ONLY ***
- * IDEAL INVESTMENT WITH MONTHLY RENTAL INCOME OF £855 pcm ***

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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.

Lowther Road, Bournemouth, BH8 8NG:

Communal entrance leading to stairs and landings, the flat lies on the second (top) floor.
Door leads into inner lobby with front door leading into:

Entrance Hallway: An L-shaped room having plain ceiling with two ceiling light points and mains wired smoke detector. Entry phone receiver. Fitted cupboard housing electric meter and RCD fuse board with shelved storage over. Central heating thermostat.

Lounge / Diner
(Currently Arranged as a Bedroom): **17' 3 x 10' / 5.27m x 3.05m (approx').**
Having plain sloping ceiling with two ceiling light points. UPVC double-glazed window to rear aspect. Double panelled radiator and television/media point.

Kitchen: **7' 3 x 5' 2 / 2.21m x 1.6m (approx').**
Having plain ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap. Integrated stainless steel electric oven with electric hob and stainless-steel splash back and cooker hood over. Space for under counter fridge and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate effect flooring.

Bedroom One: **11' 10 x 8' 1 / 3.65m x 2.47m (approx').**
A dual aspect room, having plain sloping ceiling with ceiling light point. Two 'Velux' style windows to side and rear aspects. Double panelled radiator.

Bedroom Two: **14' 7 max' into recess x 7' 4 / 4.47m max' into recess x 2.25m (approx').**
An irregular shaped room. Having plain sloping ceiling with ceiling light point. 'Velux' style window to side aspect and double panelled radiator.

Bathroom: Having plain ceiling with ceiling light point and fitted extractor. Panelled bath with fitted shower screen and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low level W.C. and ladder style heated towel rail. Combined light and shaver point. Tiled walls and tiled flooring.

Outside: One allocated off-road parking space to the rear of the development. Lock-up bicycle store.

Tenure: Leasehold – 111 Years remaining on the current lease
Maintenance: £1,400 per annum + £358.52 for buildings insurance + £130 letting fee
Ground Rent: £150 per annum

Rental Details: The property is offered as a buy-to-let / investment and is currently let on an assured short hold tenancy agreement at £855 per calendar month.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



