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# Roberts

Sales, Lettings & Block Management

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

**£120,000**



**Sandringham Court, Avon Road, Bournemouth, BH8 8SG**

- **First Floor Lift Served**
- **55 Square Metres**
- **Two Bedrooms**
- **60-Year Age Restriction**
- **23ft Lounge / Diner**
- **Premium Kitchen**
- **Modern Shower Room**

- **Leasehold**
- **93-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £3,327.53 pa**  
(Includes: Water & B' Insurance)
- **On-Site House Manager**
- **Council Tax Band C**

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.

## Sandringham Court, Avon Road, Bournemouth, BH8 8SG:

Communal entrance leading to stairs, lift and landings, the flat lies on the first floor.  
Front door leads into:

**Entrance**  
**Hallway:** Being L-shaped. Having coved and textured ceiling with two ceiling light points and fitted smoke detector. Electric radiator. Cupboard with light point housing electrics fuse board (current regulation) with shelved storage over. Additional linen cupboard housing hot water system with shelving over. Entry phone receiver and emergency care-line pull-cord.

**Lounge / Diner:** **23' 1 x 10' 9 / 7.04m x 3.33m (approx')**. Having coved and textured ceiling with two ceiling light points. Fire surround with electric flame effect fire. Feature UPVC double-glazed bay window to front / westerly aspect. Two electric radiators, television / media point and telephone point. Emergency care-line pull-cord. Archway leads through to:

**Kitchen:** **7' 4 x 7' 4 / 2.24m x 2.24m (approx')**. Having plain ceiling with soft touch LED downlighters. A premium kitchen comprising of a range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. 'Neff' slide and hide electric oven with induction hob and cooker hood over. Space and plumbing for washing machine and space for under counter fridge. Upgraded electric sockets with fitted USB ports.

**Bedroom One:** **10' 8 x 9' 3 / 3.25m x 2.82m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to front (westerly) aspect. Electric radiator. Fitted wardrobes with hanging rail and further storage over. Emergency care-line pull-cord.

**Bedroom Two:** **9' 6 x 7' 4 / 2.90m x 2.24m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to front (westerly) aspect. Emergency care-line pull-cord.

**Shower Room:** **6' 5 x 6' 2 / 1.96m x 1.88m (approx')**. Plain ceiling and ceiling light point and fitted extractor. Double shower cubicle with fitted electric shower. Vanity unit with inset wash hand basin and mixer tap. Close coupled WC and ladder style heated towel rail. Fully tiled walls and tiled flooring. Fitted shelving. Emergency care-line pull-cord.

**Further Information:** **The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.**

**Outside:** The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

**Tenure:** **Leasehold – 125 years from May 1990 (92-years remaining)**  
**Maintenance:** **£3,327.53 per annum to include buildings insurance and water.**  
**Ground Rent:** **Peppercorn**  
**Council Tax:** **Band C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

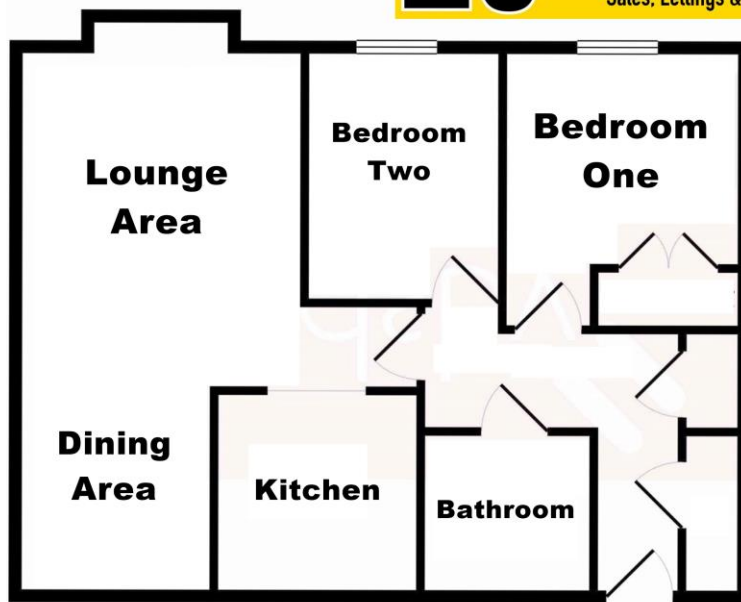




**55 Square Meters /  
592 Square Feet**



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**First  
Floor**

