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Sales, Lettings & Block Management

**CHARACTER CONVERTED
GROUND FLOOR GARDEN FLAT**

£285,000



Heron Court Road, Bournemouth, BH9 1DF

- **Ground Floor Garden Flat**
- **105 Square Metres**
- **Two Double Bedrooms**
- **Lounge & Kitchen / Diner**
- **Modern Bathroom Suite**
- **Westerly Lawned Garden**
- **Opposite Park**

- **Share in the Freehold**
- **Remainder of a 999-Yr Lease**
- **Ground Rent: Nil**
- **Maintenance 50/50 as & when**
- **EPC D-Rated**
- **Council Tax Band B**
- **No Forward Chain**

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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.

Heron Court Road, Bournemouth, BH9 1DF:

Communal entrance door leads into shared lobby with light point and two front aspect frosted windows. Front door leads into:

Entrance Hallway: An L-shaped room having plain ceiling with two ceiling light points and picture rail. Under stairs storage cupboard. Additional walk-in cloaks and storage cupboard with shelving and light point.

Lounge / Diner **Reception Room:** **17' 9 x 12' 6 / 5.41m x 3.81m (approx')**. Having plain ceiling with picture rail and two wall light points. UPVC double-glazed windows to rear aspect with double casement doors leading to rear garden. Fire surround void and fitted shelving and cupboard to chimney recess. Telephone / media point. Double panelled radiator.

Kitchen / Diner: **13' 6 x 13' 4 / 4.11m x 4.06m (approx')**. Having plain ceiling with recessed down lighting. UPVC double-glazed window to side and rear aspects with UPVC double-glazed side aspect door providing access to 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 electric hob and cooker hood over, space and plumbing for washing machine and space for fridge freezer. Splash back tiling and ample space for a dining table and chairs. Double panelled radiator. Internal glazed door leads to:

Inner Lobby: Housing gas central heating combination boiler. Access to:

Bathroom: **6' 9 x 5' 9 / 2.06m x 1.75m (approx')**. Having plain ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Panelled bath with fitted shower screen and thermostatic shower valve, shower area being fully tiled. Pedestal wash hand basin with mixer tap and low-level WC. Tiled walls, tiled flooring and ladder style heated towel rail.

Bedroom One: **16' 9 x 13' 8 / 5.11m x 4.17m (approx')**. Having textured ceiling, ceiling light point and picture rail. Restored single-glazed feature sash bay windows to front aspect. Two single panelled radiators.

Bedroom Two: **14' 6 x 13' 1 / 4.42m x 3.99m (approx')**. Having plain ceiling with ceiling light point and picture rail. Restored single-glazed feature sash windows to front aspect. Two double panelled radiators. Casement door giving access to a former porch area which is walled and single glazed.

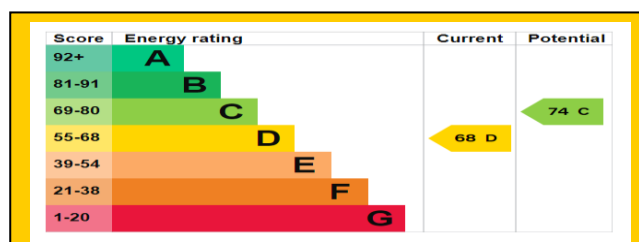
Private Garden: Private rear garden to a westerly aspect with elevated patio with the remainder laid to lawn. A good array of mature and established trees, bushes and shrubs. Hardstanding for garden shed. Block paved side access gated courtyard accessible via kitchen.

Tenure: Share in the freehold with the benefit of a 999-year lease to the neighbouring flat 50/50 on an as and when basis split with the ground floor flat.

Maintenance: Nil

Ground Rent: Nil

Council Tax: Band B





Ground Floor

105 Square Metres
1130.21 Square Ft

