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Sales, Lettings & Block Management

**GROUND FLOOR PURPOSE BUILT**

**£195,000**



**St Albans Crescent, Queens Park, Bournemouth, BH8 9EW**

- **Ground Floor Purpose Built**
- **51 Square Metres**
- **Two Double Bedrooms**
- **Open Plan Kitchen & Living**
- **Allocated Parking Bay**
- **Modern Bathroom**
- **Chain Free & Vacant**

- **Leasehold**
- **108-Years Remaining**
- **Maintenance £1482pa**
- **Ground Rent £200pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

**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.

## St Albans Crescent, Queens Park, Bournemouth, BH8 9EW

Communal entrance leading to stairs & landings, the property lies on the ground floor.

**Entrance Hallway:** Plain ceiling, ceiling light point, entry phone receiver & central heating thermostat. Built in storage cupboard housing electric meter and consumer unit.

### **Open Plan Lounge / Diner / Kitchen:**

**Lounge / Diner:** **15' 4 x 12' 8 / 4.67m x 3.86m (approx').**  
Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Panelled radiator and television / media point.

**Kitchen:** **7' 3 x 6' 1 / 2.21m x 1.85m (approx').**  
Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. 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 integrated four burner gas hob and cooker hood over. Space for fridge freezer and space and plumbing for washing machine. Splash back tiling and wall mounted gas central heating combination boiler.

**Bedroom One:** **12' 3 x 11' 5 / 3.70m x 3.48m (approx').**  
Having plain covered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Panelled radiator and television point.

**Bedroom Two:** **11' 11 x 8' 9 / 3.63m x 2.67m (approx').**  
Having plain covered ceiling with ceiling light point. UPVC double-glazed window to side aspect. Panelled radiator.

**Bathroom:** **5' 10 x 5' 8 / 1.80m x 1.70m (approx').**  
Having plain ceiling with ceiling light point. Panelled bath with fitted electric shower over. Pedestal wash hand basin with mixer tap. Low-level WC and ladder style heated towel rail. Tiled walls and tiled flooring.

**Outside:** Well-presented communal grounds with mature and established bushes, trees and shrubs. One allocated parking space with further visitor parking.

**Tenure:** Leasehold – 108-years remaining on current lease.  
**Charges:** Annual maintenance charge of £1,481.96 per annum. This includes buildings insurance, maintenance and upkeep. Ground Rent: £200 per annum.



