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GROUND FLOOR GARDEN FLAT

£270,000



Gerald Road, Charminster, Bournemouth, Dorset, BH3 7JY

- **Ground Floor Garden Flat**
- **82 Square Metres**
- **Two Bedrooms**
- **Conservatory / Diner**
- **Lounge & Sep' Kitchen**
- **Private Garden**
- **Frontage Hard Standing**

- **Leasehold**
- **89-Years Remaining**
- **Ground Rent: £80 pa**
- **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.

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Communal entrance leads via front door into:

<u>Entrance Hallway:</u>	An L-shaped room having plain ceiling with wall light point and mains wired smoke detector. Central heating thermostat and under stairs storage cupboard. Tiled flooring and single panelled radiator.
<u>Cloakroom:</u>	Having plain ceiling, ceiling light point and extractor fan. Low level WC. Vanity unit with inset wash hand basin and mixer tap.
<u>Lounge Reception:</u>	<u>15' 7 x 12' 3 / 4.8m x 3.7m (approx')</u> . Having plain ceiling with recessed down lighting and further wall light points. UPVC double-glazed bay windows with twin casement doors to front aspect. Double panelled radiator, wood laminate flooring and media point.
<u>Kitchen:</u>	<u>12' 7 x 9' 4 / 3.9m x 3.8m (approx')</u> . Having plain ceiling with ceiling light point. 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 four burner gas hob and cooker hood over. Space and plumbing for slimline dishwasher. Space for fridge freezer, wood laminate flooring and splash back tiling. Archway to conservatory and further arched access to:
<u>Utility Lobby:</u>	Having textured ceiling with ceiling light point. UPVC double-glazed frosted door to garden, UPVC double-glazed frosted window to side aspect and wall mounted gas central heating combination boiler. Shelving with space and plumbing for washing machine. Door leads through to:
<u>Bathroom:</u>	Having plain ceiling with recessed down lighting. UPVC double-glazed frosted windows to side aspect. Vanity unit with inset wash hand basin and mixer tap. Low level WC, and archway recess to bath & shower. This being tiled with further aqua boarding and fitted extractor. Two ladder style heated towel rails.
<u>Conservatory:</u>	<u>17' 11 x 9' 5 / 5.5m x 2.9m (approx')</u> . Accessed via both kitchen and bedroom two. Dwarf walled with UPVC double-glazed roof, UPVC double-glazed windows to side and rear aspects. Double-glazed casement doors to rear garden. Two wall light points, double panelled radiator and wood laminate flooring.
<u>Bedroom One:</u>	<u>12' 8 x 12' 4 / 4.52m x 3.78m (approx')</u> . Having plain coved ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Double panelled radiator and fitted mirror fronted double wardrobe.
<u>Bedroom Two:</u>	<u>9' 2 x 9' / 2.8m x 2.7m (approx')</u> . Having plain ceiling with ceiling light point. Double panelled radiator and high level fitted storage cupboards. Double-glazed casement door to conservatory.
<u>Outside</u>	Private rear garden laid partially to patio and lawn. Established border and timber built summerhouse with light point. Gated side aspect access pathway. Area of hard standing to the front of the property with screening trees. This area is suitable for parking one/two vehicles subject to a dropped pavement.
<u>Tenure:</u>	Leasehold – 99-years from 24/11/2014 (89-years remaining)
<u>Charges:</u>	Maintenance: 50/50 on an as and when basis. Ground Rent: £80 per annum
<u>Council Tax:</u>	Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Ground Floor
82 Square Metres
882.6 Square ft

