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Sales, Lettings & Block Management

SECOND FLOOR FLAT

£165,000



Carlton Mount, 2 Cranborne Road, Bournemouth, BH2 5BR

- **Second Floor Lift Served Flat**
- **54.9 Square Metres**
- **One Double Bedroom**
- **19ft6 x 11ft9 Lounge**
- **14ft3 x 7ft10 Kitchen**
- **One Parking Bay Conveyed**
- **Distant Sea Views**

- **Share in Freehold**
- **992-Year Lease**
- **Maintenance £2092pa**
- **Ground Rent Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Chain Free & Vacant**

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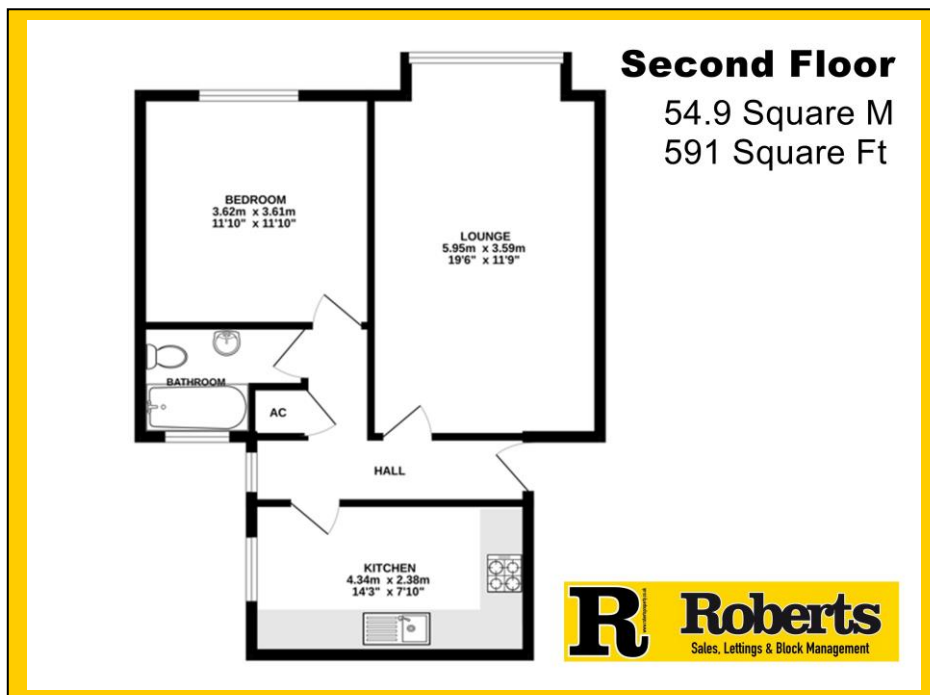
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

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Communal entrance leading to stairs, lift & landings, the flat lies on the second floor.

- Entrance Hallway:** An L-shaped room. Having papered ceiling with ceiling light point, mains wired smoke detector and entry phone receiver. UPVC double-glazed window to side aspect. Cupboard housing pre-lagged hot water cylinder.
- Lounge:** **19' 6 x 11' 9 / 5.95m x 3.59m (approx')**. Papered ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Night storage heater and cupboard housing electrics.
- Kitchen / Diner:** **14' 3 x 7' 10 / 4.34m x 2.38m (approx')**. Having papered ceiling with ceiling light point and UPVC double-glazed window to side aspect. Fitted extractor fan. 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 for fridge / freezer, space and plumbing for washing machine and space and plumbing for dishwasher. Splash back tiling.
- Bedroom:** **11' 10 x 11' 10 / 3.62m x 3.61m (approx')**. Papered ceiling, ceiling light point & UPVC double-glazed window to front aspect with distant sea views. Night storage heater point.
- Bathroom:** **7' 6 x 5' 1 / 2.29m x 1.55m (approx')**. Papered ceiling, ceiling light point & UPVC double-glazed frosted window to side aspect. Panelled bath with shower mixer tap, electric shower over and fitted shower screen. Pedestal wash hand basin with mixer tap and low-level WC. Ladder style electrically heated towel rail and splash back tiling.
- Outside:** The property sits in communal grounds with one allocated parking space situated to the front of the property.
- Tenure:** Leasehold with a share in the freehold: 992-years remaining
Maintenance: £2,092.19 per annum **Ground Rent:** £Nil
Council Tax: Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

