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Sales, Lettings & Block Management

FIRST FLOOR FLAT

£210,000



Linwood Road, Bournemouth, BH9 1DW

- **First Floor Character Flat**
- **72 Square Metres**
- **Two Double Bedrooms**
- **Kitchen Diner**
- **Lounge & Separate Study**
- **Bathroom & Sep' Cloakroom**
- **100m to Winton Rec' Grnd**

- **Leasehold 145-Years**
- **£250 Ground Rent pa**
- **33% Maintenance As-and-When Basis**
- **EPC C-Rating**
- **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.

Linwood Road, Bournemouth, BH9 1DW:

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

Kitchen / Diner: **12' 1 x 10' 1 / 3.68m x 3.07m (approx')**
Having textured ceiling with ceiling light point and UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Breakfast bar and one-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four burner gas hob and cooker hood over. Cupboard housing gas central heating boiler. Space and plumbing for washing machine and space and space for fridge/freezer. Splash back tiling and double panelled radiator. Wood effect flooring.

Lounge Reception: **14' 3 x 11' 9 / 4.34m x 3.58m (approx')**. Having coved and textured ceiling with ceiling light point, picture rail and two UPVC double-glazed windows to front aspect. Double panelled radiator and television/media point.

Study Area: **7' 8 x 4' 4 / 2.34m x 1.32m (approx')**
Having coved and textured ceiling with ceiling light point, picture rail and UPVC double-glazed window to front aspect. Single panelled radiator.

Bedroom One: **13' 9 x 13' 1 / 4.19m x 3.99m (approx')**
Having coved and papered ceiling with ceiling light point, picture rail and two UPVC double-glazed windows to front aspect. Double panelled radiator.

Inner Lobby: Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Doors to bathroom, separate cloakroom and further doorway to:

Bedroom Two: **10' 10 x 9' 9 / 3.30m x 2.97m (approx')**. Having coved and textured ceiling, ceiling light point and two UPVC double-glazed windows to rear aspect. Double panelled radiator. Double fitted wardrobe with hanging rail. Further fitted cupboard with shelved storage.

Bathroom: **7' 5 x 7' 5 / 2.26m x 2.26m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Panelled shower bath with shower screen, fitted shower rose and further overhead thermostatic shower valve. Low-level WC and pedestal wash hand basin with mixer tap. Tiled walls, shaver point and ladder style heated towel rail.

Separate Cloakroom: Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Close coupled WC.

Tenure: Leasehold – 145-years remaining

Charges: Third maintenance on an as-and-when basis.

Ground Rent: £250 per annum







First Floor

72.3 Square Metres
778 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

