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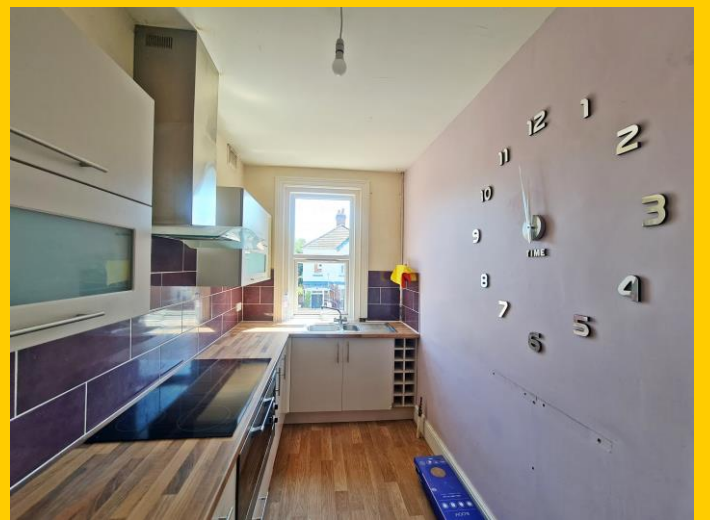
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# Roberts

Sales, Lettings & Block Management

**FREEHOLD FLAT**

**£200,000**



**Frederica Road, Winton, Bournemouth, BH9 2LZ**

- **First Floor Freehold Flat**
- **76 Square Metres**
- **Two Double Bedrooms**
- **Lounge & Separate Kitchen**
- **Newly Fitted Bathroom**
- **Front Garden Conveyed**
- **Vacant & Chain Free**

- **Freehold with the Benefit of a Lease to the Ground Floor Neighbouring Property**
- **Maintenance 50/50 On and as and When Basis**
- **EPC E-Rated**
- **Council Tax Band B**

**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.**

## Frederica Road, Winton, Bournemouth, BH9 2LZ

Composite double-glazed communal front door leads into communal entrance. This in turn leads via glazed front door into entrance lobby. Staircase leads to:

**Landing Hallway:** Plain ceiling with ceiling light point. Original feature obscured window to side aspect. Cupboard housing hot water cylinder tank with further storage.

**Lounge Reception:** **16' x 13' 10 / 4.88m x 4.22m (approx')**. Textured ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Wall mounted electric Dimplex heater / radiator & TV/media point. Shelved storage.

**Kitchen:** **14' 6 x 6' 1 / 4.42m x 1.85m (approx')**. Plain ceiling with ceiling light point and UPVC double-glazed window to front aspect. Range of wall & base mounted units with work surfaces over. One and a quarter bowl single drainer sink with unit mixer tap. Integrated electric oven, five-piece hob unit & cooker hood over. Space for fridge freezer, space & plumbing for washing machine.

**Bedroom One:** **13' 3 x 12' 4 / 4.04m x 3.76m (approx')**. Having textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect and wall mounted Dimplex electric heater / radiator. Fitted wardrobes (x2) with hanging rail and overhead storage.

**Bedroom Two:** **11' 11 x 11' 5 / 3.63m x 3.48m (approx')**. Plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect and wall mounted Dimplex electric heater / radiator. Fitted wardrobes with hanging rail and overhead storage.

**Bathroom:** **8' 10 x 5' 5 / 2.69m x 1.65m (approx')**. Plain ceiling with ceiling light point and hatch providing access to loft. UPVC double-glazed frosted window to side aspect. Panelled bath with fitted shower screen and electric shower over. Pedestal wash hand basin and low level WC. Tiled walls. Ladder style heated towel rail.

**Outside:** Front garden conveyed to the property. This area being screened by trellis border and wall and laid to artificial grass with border.

**Tenure & Charges:** Freehold with the benefit of a lease to the lower floor property. Maintenance charge: split on an as and when basis with the neighbouring property. Ground rent: Nil

