

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**CHARACTER CONVERTED FLAT**

**£145,000**



**Holdenhurst Road, Bournemouth, Dorset, BH8 8AS**

- **Second Floor Conversion**
- **49 Square Metres**
- **Two Bedrooms**
- **Lounge & Sep' Kitchen**
- **Very Well Presented**
- **Close to Rail Connection**
- **Vacant & Chain Free**

- **Share in Freehold**
- **Remainder of a 999-Yr Lease**
- **Ground Rent: Peppercorn**
- **Maintenance: 33% of Costs**
- **On an as-and-when Basis**
- **EPC D Rating**
- **Council Tax Band A**

**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.

## Holdenhurst Road, Bournemouth, Dorset, BH8 8AS:

Communal entrance leading to stairs and landings. The flat lies on the second (top) floor with entrance at first floor level. Door leads into:

**Entrance Lobby & Landing**      Stairs to second floor landing which is split level. Having high level sloping ceiling, light points and sky light window and hatch providing access to additional loft space. Fitted smoke detector, cupboard housing electric consumer unit.

**Lounge / Diner:**      **14' 8 x 11' / 4.47m x 3.35m (approx')**.  
Having coved and textured ceiling with ceiling light point and fitted smoke detector. UPVC double-glazed window to front aspect. 'Roite' electric radiator. Television point and telephone point.

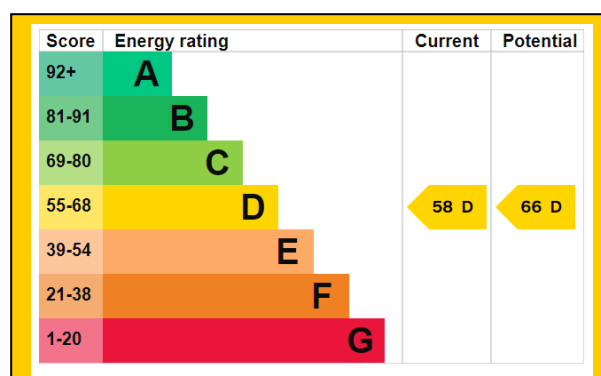
**Kitchen:**              **11' 4 x 7' 2 / 3.45m x 2.18m (approx')**.  
Having plain ceiling with railed light point. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap. Integrated electric oven with electric hob and cooker hood over. Space and plumbing for washing machine, space for fridge freezer. Wall mounted gas central heating combination boiler. Splash back tiling and wood laminate flooring.

**Bedroom One:**        **13' 9 x 8' 3 / 4.19m x 2.51m (approx')**.  
Sloping ceiling with ceiling light point. 'Velux' window, electric radiator and access to loft eaves. Telephone point.

**Bedroom Two:**        **9' 9 x 5' 6 / 2.97m x 1.68m (approx')**.  
Having coved and textured ceiling with ceiling light point. 'Velux' window, electric radiator and access to loft eaves.

**Bathroom:**            **8' 1 x 4' 6 / 2.46m x 1.37m (approx')**.  
Having coved and textured ceiling with ceiling light point and fitted extractor. Panelled bath with shower mixer tap over. Vanity unit with inset wash hand basin and mixer tap. Low level WC. Ladder style heated towel rail and splash back tiling.

**Tenure:**                    Leasehold with a share in freehold – remainder of a 999-year lease.  
**Charges:**                Maintenance Charge: One third of costs on an as-and-when basis.  
Ground Rent: Nil



## Second Floor

49 Square Metres  
527.43 Square Ft



# Roberts

Sales, Lettings & Block Management

