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# Roberts

Sales, Lettings & Block Management

**ONE BEDROOM FLAT  
For The Over 60's**

**£100,000**



**Sandringham Court, Avon Road, Bournemouth, BH8 8SG**

- **First Floor**
- **41 Square Metres**
- **One Double Bedroom**
- **60-Year Age Restriction**
- **Lounge with Garden View**
- **Arch to Kitchen**
- **Vacant & Chain Free**

- **Leasehold**
- **91-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £3,327.53 pa**  
**(Includes: Water & B' Insurance)**
- **On-Site House Manager**
- **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.

**Sandringham Court, Avon Road, Bournemouth, BH8 8SG:**

Communal entrance leading to stairs, lift and landings, the flat lies on the first floor.

**Entrance  
Hallway:**

An L-shaped room with coved and textured ceiling with two ceiling light points. Entry phone receiver, emergency care-line pull-cord and night storage heater. Walk-in storage cupboard with fitted space-saving water heater. Further walk-in cupboard housing electrics / consumer unit.

**Lounge / Diner:**

**16' 3 x 10' 9 / 4.95m x 3.30m (approx')**. Coved and textured ceiling with two ceiling light points. UPVC double-glazed bay window looking onto the communal grounds. Fire surround and night storage heater. TV/media point, telephone point and emergency care-line pull-cord. Archway leads to:

**Kitchen:**

**7' 4 x 7' 4 / 2.24m x 2.24m (approx')**.

Having textured ceiling with railed low level down light point and extractor. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine, space for fridge/freezer and for electric cooker with fitted extractor over. Splash back tiling and tiled flooring.

**Bedroom:**

**10' 9 x 9' 9 / 3.27m x 2.97m (approx')**.

Having coved and textured ceiling with ceiling light point. UPVC double-glazed window overlooking garden. Electric convector heater. Fitted wardrobes with hanging rail and further storage over. Care-line pull-cord.

**Shower Room:**

**6' 5 x 6' 2 / 1.96m x 1.88m (approx')**. Textured ceiling and ceiling light point and fitted extractor. Double shower cubicle with fitted electric shower. Low-level WC, Vanity unit with inset wash hand basin and mixer tap. Recessed integrated shelved storage and cabinet with mirror splash back. Tiled walls.

**Further  
Information:**

**The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.**

**Outside:**

The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

**Tenure:**

**Leasehold – 125 years from May 1990 (91-years remaining)**

**Maintenance:**

**£3,327.53 per annum to include buildings insurance and water.**

**Ground Rent:**

**Peppercorn**

**Council Tax:**

**Band B**









