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# Roberts

Sales, Lettings & Block Management

**CHARACTER BASEMENT FLAT**

**£110,000**



St Michaels Road (Accessed Via St Michaels Lane), Bournemouth, Dorset, BH2 5BT

- **Basement Flat**
- **51 Square Metres**
- **One Double Bedroom**
- **Open Plan Lounge/Kitchen**
- **Patio Style Garden**
- **Study Lobby & Cloakroom**
- **Private Entry Via Courtyard**

- **Leasehold 114-Years**
- **Maintenance As&When**
- **£420pa Fees/ Insurance**
- **Ground Rent £250 pa**
- **EPC D-Rating**
- **Council Tax Band A**
- **Vacant & Chain Free**

**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.

Gated and fenced courtyard patio garden entrance laid to hard standing. This in turn leads to composite UPVC frosted glazed front entrance door into:

- Entrance Lobby / Study Area:** Having plain ceiling with recessed downlighting and fitted mains wired smoke detector. UPVC double-glazed window to front aspect. Cupboard housing pressurised hot water cylinder. Door leading to:
- Cloakroom:** Plain ceiling with recessed downlighting and fitted extractor fan. Low level WC and wall mounted wash hand basin and splash back tiling.
- Lower Level Lobby Area:** Stairs lead down to a lobby area with built in cupboard housing electric meter and consumer unit. Further low-level storage cupboard void. Steps leading down to:

**Open Plan Kitchen / Breakfast Room & Lounge Reception:**

**Kitchen / Breakfast Room:** **15' 6 x 6' 3 / 4.72m x 1.91m (approx')**  
Having plain ceiling with recessed down lighting, mains wired heat detector and night storage heater point. A range of wall and base mounted units with work surfaces over & underlighting. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob & cooker hood over. Space for fridge and space for freezer. Splash back tiling and fitted breakfast bar.

**Lounge Reception:** **15' 10 x 10' 6 / 4.83m x 3.20m (approx')**  
Having plain ceiling with recessed down lighting, two further wall light points and mains wired heat detector. Wall mounted night storage heater point. 'London Style' skylight recess area with fitted curved mirror sending light into the room. Television / media point. Door to:

**Bedroom:** **12' 5 x 12' 3 / 3.78m x 3.73m (approx')**  
An irregular shaped room. Having plain ceiling with recessed down lighting and mains wired smoke detector. High-level UPVC double-glazed frosted tilt and turn window. Wall mounted Convector heater and night storage heater point. Door to:

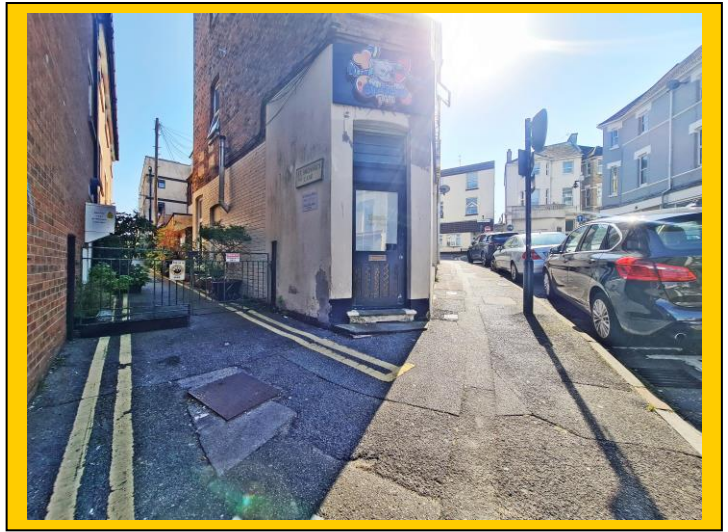
**En-Suite Shower Room:** **5' x 5' / 1.52m x 1.52m (approx')**. Having plain sloping ceiling with wall light point and fitted extractor. Corner mounted shower cubicle with aqua panelling and thermostatic shower. Low-level WC, pedestal wash hand basin with mixer tap. Splash back tiling, heated ladder style towel rail and access to storage cupboard.

**Tenure & Charges:** Leasehold – 114 years remaining on current term. Maintenance on an as-and-when basis split with four other properties. £420 pa reserve fund payment and buildings insurance. Ground Rent: £250 per annum









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**51 Square metres**

The floor plan shows a property with the following layout:

- Courtyard Patio** at the top.
- Lobby** and **WC** below the patio.
- Store** to the right of the lobby.
- Kitchen / Diner** in the center.
- Shower Room** to the left of the kitchen.
- Bedroom** below the shower room.
- Lounge Reception** to the right of the kitchen.
- Store** to the left of the shower room.

